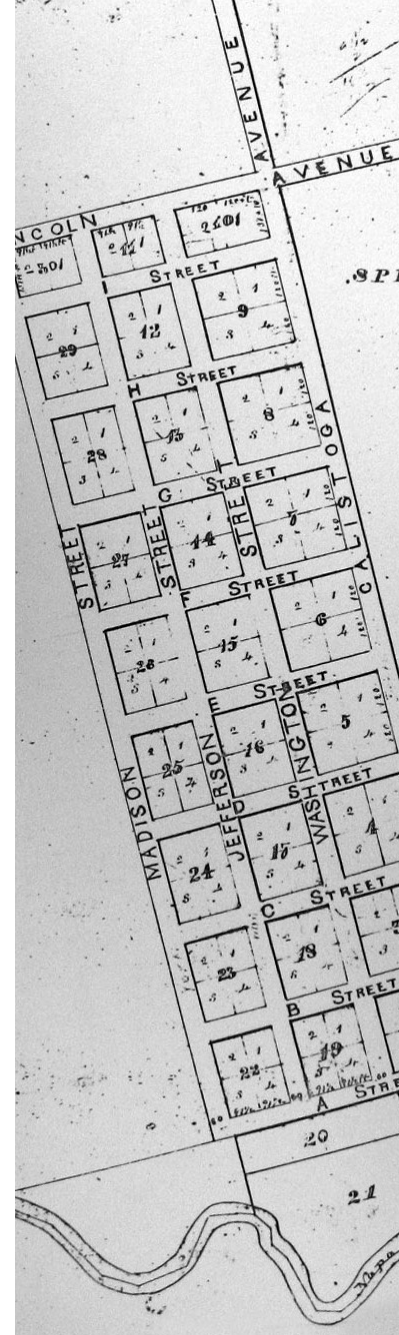


SPENCER'S ADDITION HISTORIC CONTEXT
STATEMENT & SURVEY REPORT
NAPA, CALIFORNIA
[09185]

PREPARED FOR
CITY OF NAPA, COMMUNITY DEVELOPMENT DEPARTMENT &
CALIFORNIA OFFICE OF HISTORIC PRESERVATION



SPENCER'S ADDITION HISTORIC CONTEXT STATEMENT & SURVEY REPORT

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I. INTRODUCTION

Purpose

The Spencer's Addition Historic Context Statement & Survey Report is a component of Heritage Napa, a project undertaken by the City of Napa and funded by a grant from the California Office of Historic Preservation. The historic context statement was prepared in conjunction with an intensive-level survey of Spencer's Addition, a residential neighborhood near the center of the City of Napa.

This document presents the history of the Spencer's Addition survey area from pre-history to the present, and details the findings of the intensive-level architectural survey. The document identifies important periods, events, themes and patterns of development, and provides a foundation on which to base the assessment and evaluation of the area's historic properties.

Definition of Geographical Area

Spencer's Addition is located along the Alphabet Streets near the center of the city, just south of Napa Union High School. The roughly rectangular survey area is bounded by wide boulevards and natural features: Lincoln Avenue to the north, Jefferson Street to the east, Napa Creek to the south, and California Boulevard to the west. This includes the original Spencer's Addition plat, as well as adjacent streets which exhibit similar development patterns. The Spencer's Addition survey area primarily contains residential resources constructed between 1890 and 1941, although a large postwar subdivision called Glenwood Gardens (1950-1954) is also located within the survey area boundaries.



Spencer's Addition survey area and vicinity, with survey area boundaries outlined in black.
(see page 3 for details about the survey methodology)
(Page & Turnbull, 2010).

Methodology

The Spencer's Addition Historic Context Statement & Survey Report is organized chronologically, with sections that correspond to major periods in Napa's history from pre-history to the present. The content and organization of the document follows the guidelines of National Register Bulletin No. 15 *How to Apply the National Register Criteria for Evaluation*; National Register Bulletin No. 16A *How to Complete the National Register Registration Form*; National Register Bulletin No. 16B *How to Complete the National Register Multiple Property Documentation Form*; National Register Bulletin No. 24 *Guidelines for Local Surveys: A Basis for Preservation Planning*¹; and *Instructions for Recording Historical Resources*, which was published by the California Office of Historic Preservation.²

Research for the Spencer's Addition Historic Context Statement & Survey Report was gleaned from local and regional repositories. Primary sources included Sanborn Fire Insurance Maps, newspaper articles, city directories, and historic photographs. Secondary sources included numerous books and publications (listed in the bibliography at the end of this document), GIS maps, previous historical reports and survey documentation (see Section II), and internet sources. Information gathered from the public during community workshops was also integrated into the context statement.

For additional information about broad patterns of city development not included in this Spencer's Addition document, please refer to the Napa City-Wide Historic Context Statement (1 September 2009).

INTENSIVE-LEVEL ARCHITECTURAL SURVEY

The intensive-level architectural survey of Spencer's Addition was completed to identify and document historic resources within the survey area. The term "intensive-level" signifies that the survey was conducted on foot with photographs and basic information recorded for each age-eligible property within the survey area. Archival research was also completed for a select group of properties. GIS maps were produced from parcel data received from the City of Napa in order to analyze the surveyed properties and illustrate concentrations of historic properties. Property types, neighborhood development and use patterns, and architectural styles and characteristics were identified through survey fieldwork. The broad historic development patterns identified in the Napa City-Wide Historic Context Statement also informed the intensive-level architectural survey.

Survey fieldwork was conducted on February 8, 2010, by Caitlin Harvey and Rebecca Fogel, Architectural Historians for Page & Turnbull who meet the Secretary of the Interior's Professional Qualifications for Architectural History. After field work was completed, Page & Turnbull created a database of all properties surveyed, which contains basic survey data sufficient for the eventual production of physical descriptions for each property. This database, which is capable of producing both spreadsheets and auto-generated architectural descriptions, is intended to achieve the same level of documentation as Primary Records (DPR 523A forms) with greater efficiency and versatility. In addition, Page & Turnbull will prepare two (2) District Records (DPR 523D forms) for the Spencer's Addition survey area. These district areas were selected based on apparent historical significance deduced from visual observation and background research.

The results of the survey are synthesized in section **V. Survey Report & Recommendations** of this document.

¹ National Register Bulletins can be found at: <http://www.nps.gov/history/nr/publications/bulletins.htm>

² Found at <http://ohp.parks.ca.gov/pages/1054/files/manual95.pdf>

How to Use This Document

The Spencer's Addition Historic Context Statement & Survey Report identifies development patterns and significant properties in the area. The document is organized as follows:

- **Section II. Existing Surveys, Studies and Reports** summarizes previous historic resource survey work in Spencer's Addition.
- **Section III. Guidelines for Evaluation** provides a definition of each of the major property types found in the survey area (residential, commercial, and industrial), and guidelines to evaluate the significance and integrity of these properties.
- **Section IV. Historic Context** includes a narrative of the area's developmental history. This history is broken into eight periods which are defined by events, themes, and development trends. Property types associated with each of the eight periods are identified and analyzed. Analysis includes an architectural description, a list of character-defining features, an evaluation of historic significance, and a summary of integrity considerations.
- **Section V. Survey Report & Recommendations** includes a summary of the intensive-level architectural survey results, recommendations for follow-up work regarding treatment of historic properties, and a discussion of how the survey results should be integrated into the city's Historic Resources Inventory (HRI) and design review process.

II. EXISTING SURVEYS, STUDIES AND REPORTS

A number of prior surveys were conducted within the boundaries of the Spencer's Addition survey area. The following section identifies which surveys and inventories are on file with the City of Napa Planning Division and notes whether these studies include properties in Spencer's Addition.

Historic Resources Inventory (HRI)

The Historic Resources Inventory (HRI) is the City of Napa's official register of locally-designated historic resources. The first historic resource inventory survey was conducted within the City of Napa in 1969 and subsequent surveys were conducted in 1978, 1988, 1994, 1995, and 1998. These surveys covered Napa's central historic core either via a windshield analysis by which more resources were surveyed, but at a lesser level of detail; or an intensive-level survey, which more closely analyzed resources within smaller areas such as the St. John's and Napa Abajo/Fuller Park neighborhoods. The Cultural Heritage Commission (CHC) has continued to update the HRI to maintain current surveys and document un-surveyed areas, as well as expand the scope and depth of the surveys with the goal of ultimately covering the entire City of Napa.³

The current HRI was adopted by the Napa City Council in 1997, is regulated by the City's Historic Preservation Ordinance (Chapter 15.52 of the Napa Municipal Code), and is maintained by the Cultural Heritage Commission (CHC). Over 2,800 individual properties throughout the city are currently listed on the HRI. Properties listed on the HRI may be designated as Landmarks, Neighborhood Conservation Properties, or simply listed as significant. Depending on their Map Score (established by the 1995 Napa City-Wide Survey), properties listed on the HRI are subject to varying levels of design review by the CHC and staff.⁴

Nearly two-thirds of the properties in the Spencer's Addition survey area have been listed in the HRI. The listed properties are primarily residential. Most of the properties have an HRI code of "3," meaning that they are potential contributors to a potential historic district. Only one property—the Turner-Baxter House at 1532 H Street—is designated as a Landmark Property (listed 3/2/04).

1978 Survey

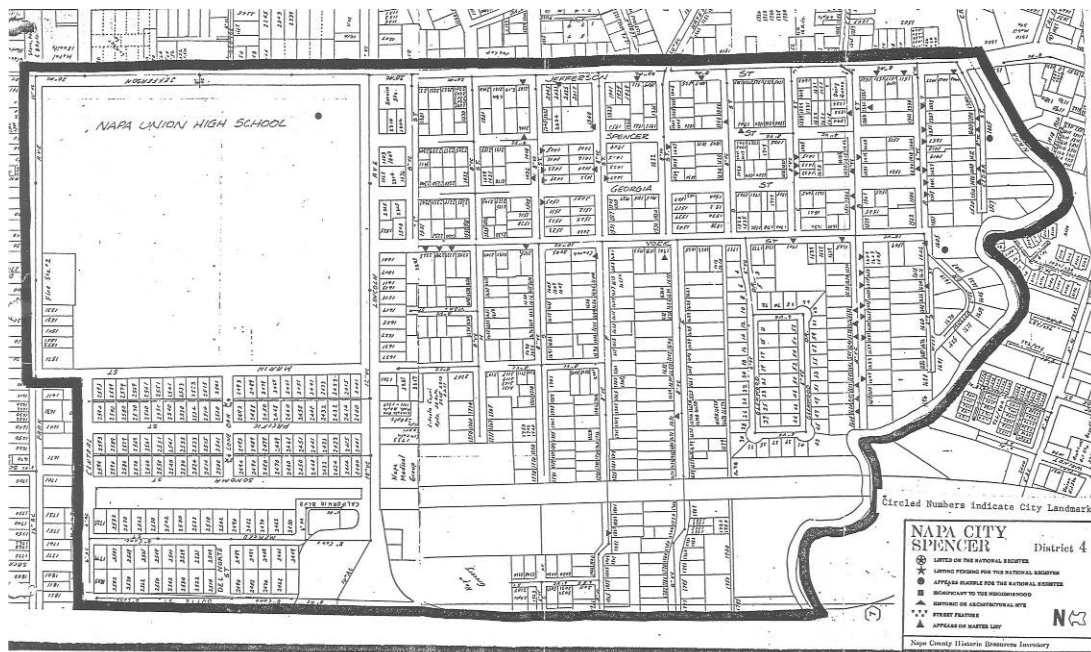
The 1978 Napa County Historic Resource Survey (1978 Survey) was the first large-scale historic resource survey to be completed in the county, and was prepared for the City and County of Napa by Napa Landmarks Inc. using grant monies from the City and State. Napa Landmarks was founded in 1974 as a city-specific non-profit organization by a group of Napers who were concerned by demolition of the City's historic architecture to make way for new development. In 1986, the group's focus shifted to a county-wide scale and its name was changed to Napa County Landmarks. Since its inception the organization's mission has been to protect historic buildings and sites for posterity by advocating public policy, educational programs, and research and technical assistance to support preservation.

³ Napa City Council, "Resolution No. 97-015" (7 January 1997), in City of Napa Planning Department Archives. City of Napa, "Historic Resources Inventory," <www.cityofnapa.org> (accessed 2 January 2009). "Napa Municipal Code: Title 15. Chapter 15.52: Historic Preservation and Neighborhood Conservation," http://www.cityofnapa.org/index.php?option=com_content&task=view&id=259&Itemid=350#fifteen52 (accessed 2 January 2009).

⁴ City of Napa, "Historic Resources Inventory," <www.cityofnapa.org> (accessed 2 January 2009). City of Napa, "Certificates of Appropriateness," <www.cityofnapa.org> (accessed 2 January 2009).

The 1978 Survey was one of Napa Landmarks' first large undertakings. Over 2,500 historic buildings, structures, and places throughout the county were photographed through an initial "windshield survey," and recorded on a Master List to create an inventory of historic resources. The list was divided by survey district, and a brief historic overview was completed for each area. Official State Historic Resource Inventory forms were completed for some properties, but most were only documented by the Master List. The 1978 Survey also divided the City of Napa into nine survey areas based on historic context and development patterns: Downtown, Napa Abajo, St. John's, Spencer, West Napa, East Napa, Calistoga Avenue, Alta Heights, and Fuller Park. The 1978 Survey was conducted during the early years of Napa's preservation movement, and also included recommendations for strengthening the local preservation planning process within Napa County.⁵ The 1978 Survey was updated a number of times—both formally and informally—by City staff and became the foundation for the City's Historic Resources Inventory as well as subsequent survey work.

Spencer's Addition was one of the primary study areas included in the 1978 Survey, and many properties were found to be significant. The survey concluded that three properties appeared eligible for listing in the National Register, and two properties appeared on the master list.



1978 Survey Map, "Spencer" Study Area. Note that this also included Napa Union High School and the World War II-era subdivisions north of Lincoln Avenue.
(City of Napa Planning Department Archives)

Note that the 1978 "Spencer" study area was larger than the current area: it extended north of Lincoln Avenue to Park Avenue to include Napa Union High School and the Pacific Tract, and extended west to Highway 29. The area north of Lincoln Avenue was categorized as its own sub-area—"Pacific"—in the City-Wide Context Statement (2009) because it was a World War II-era subdivision that was influenced by different forces than the rest of Spencer; it will be surveyed separately at a later date under a World War II context. The high school parcel was outside the

⁵ Napa Landmarks, Inc., "Final Report: Napa County Historic Resources Inventory" (Napa: unpublished report, 1 December 1978), in City of Napa Planning Department Archives, 1-11.

original plat and did not develop in the same way as the Alphabet Streets; like the Pacific Tract, it is also separated by a major thoroughfare and will be covered in city-wide survey efforts. Since the 1978 Survey, California Boulevard has been widened to a four-lane divided road, severing the connection between the buildings on either side, and isolating those resources between the boulevard and Highway 29. These areas have therefore been excluded from the current survey boundaries.

Napa City-Wide Survey (1995)

The Napa City-Wide Survey was completed in 1995 by San Buenaventura Research Associates of Santa Paula, California, for the City of Napa Planning Department. The windshield survey was completed with the primary goal of producing a digital database of historic resources. The survey included a systematic inventory of all historic resources within the sections of the city urbanized prior to 1950. Resources in other portions of the corporate limits were also identified by the City-Wide Survey, but were not systematically surveyed.⁶

Buildings were rated according to a 1 to 5 point system called Map Score (MS), with “1” defined as properties eligible for listing in the National Register; “2” as properties eligible for listing as a City Landmark; “3” as properties that are not individually eligible, but contribute to a potential historic district; “4” as ineligible or non-contributing to a historic district; and “5” as not ranked or not visible. The Map Score was derived from a combination of the building’s date of construction, significance/visual quality, and integrity. Each building was given a Visual Evidence of Significance, or VES, score ranging from 1 to 5, with 1 being “Outstanding example of a style or period.” Together the VES score, building’s date of construction, and integrity generated each property’s final Map Score.⁷

Of the 6,014 properties evaluated in the City-Wide Survey, 2,206 properties were identified as potential contributors to historic districts and 93 properties were identified as potentially individually significant. The survey also identified Historic Resources Planning Areas (HRPAs) with high concentrations of historic resources to inform future planning projects.⁸ The results and methodology of the 1995 City-Wide Survey were adopted by the City Council in 1997 as the updated Historic Resources Inventory, and replaced the 1978 Master List.⁹

The Napa City-Wide Survey (1995) included Spencer’s Addition, and a number of resources in this area are listed in the HRI. The survey identified four Historic Resources Planning Areas (HRPA) within the Spencer’s Addition survey area: Spencer North (114 properties); Spencer (115 properties); Spencer South (139 properties); and Glenwood (53 properties).

Other Studies

In 1996, architectural historian Anne Bloomfield completed a Residential Context Statement for the City of Napa as part of the update of the Cultural and Historical Resources Element of the General Plan. The context statement provided a narrative describing general themes and development patterns for the city, as well as focused descriptions of the history of each of Napa’s nine oldest residential

⁶ San Buenaventura Research Associates, “Napa City-Wide Historic Resources Survey: Methodology and Results Report” (Napa: unpublished report, March 1995), in City of Napa Planning Department Archives, 1-3.

⁷ Ibid., 4-7.

⁸ Ibid., 9.

⁹ Napa City Council, “Resolution No. 97-015” (7 January 1997), in City of Napa Planning Department Archives.

neighborhoods (identified in the 1978 Survey). Bloomfield's report also provided a discussion of the city's historic residential architecture and recommendations for designation and treatment of potential historic resources and districts.¹⁰ Bloomfield's report includes a section that details at length the history of Spencer's Addition, which is located in the city's historic residential core.

Some resources in the Spencer's Addition survey area were individually documented through the Historic Resources Inventory and DPR 523 Forms. These documents were completed by a variety of consultants from the 1970s to the present, and can be found in the City of Napa Planning Division archives, or at the Napa County Historical Society archives.

Additionally, the Napa City-Wide Historic Context Statement was completed by Page & Turnbull in September 2009 as part of the Heritage Napa project. The context statement provides a narrative identifying geographic areas, property types, and overarching themes relevant to the history and development of the City of Napa.¹¹

¹⁰ Anne Bloomfield, *A Residential Context for the Cultural Resources of the City of Napa* (prepared for Planning Department, City of Napa, January 1996), 1.

¹¹ Please refer to the City-Wide Historic Context Statement (1 September 2009) for additional information about broad patterns of city development not included in this Spencer's Addition document.

III. GUIDELINES FOR EVALUATION

The following section reviews themes significant to the developmental history of the Spencer's Addition survey area and defines major property types which are representative of these themes. For each property type, the forms, styles, construction types, and significance are described. The section concludes with general guidelines for evaluating each property type for the national, state, and local register.

Summary of Significant Themes

This document divides the history of Napa from pre-history to the present into eight time periods or eras based on important events and development trends:

- Pre-History & Native Peoples (pre-1800)
- Spanish & Mexican Period (1800-1845)
- Early American Settlement (1846-1859)
- Victorian Napa (1860-1899)
- Early Twentieth Century (1900-1919)
- Prohibition & Depression (1920-1939)
- World War II & Post-War Era (1940-1965)
- Modern Napa (1965-present)

Within each era, the following themes are discussed relative to the growth and evolution of the built environment in Spencer's Addition:

- Residential Development
- Agriculture
- Transportation

Definition of Property Types

In the Spencer's Addition survey area, residential development includes primarily single-family dwellings, with only a handful of examples of multiple-family dwellings and apartment buildings. Many residential properties also contain outbuildings such as sheds, barns, or water towers located at the rear of the parcel, but none of the properties currently feature an agricultural use. Commercial uses are oriented along major thoroughfares such as Jefferson Street and Lincoln Avenue, although many businesses are housed in former residential structures. A church is the only civic/institutional property in the survey area. Napa Union High School is located outside the survey area; while it has some ties to the development of Spencer's Addition, it was not included in this survey because its significance is individual and at a city-wide scale, and it is separated from the survey area by a major boulevard. This section does not discuss industrial properties because these are not found in the Spencer's Addition survey area.

Additionally, no major landscape features that are not associated with a specific individual property exist within the West Napa survey area. The neighborhood is characterized by a regular grid of streets with no notable monuments or street furniture, parks or open space, bridges, monuments or linear features. A bridge over Napa Creek is situated between the West Napa and Spencer's Addition survey areas, but is outside of both boundaries.

RESIDENTIAL PROPERTIES

SINGLE-FAMILY DWELLINGS

Buildings designed as single-family dwellings are the primary property type found in Spencer's Addition. Most of these dwellings are modest workers' cottages built between 1890 and 1941, although there are a range of sizes, architectural styles, and construction dates represented. In most cases, houses are one to two stories in height and are simple in detailing and ornamentation. Single-family residences are most easily distinguished by their single primary entrance. This may consist of one door or double doors, but will serve only a single entryway. This feature sets single-family dwellings apart from purpose-built flats or duplex dwellings, which feature a separate entry for each residential unit within the building.

RESIDENTIAL OUTBUILDINGS

Many single-family homes in Spencer's Addition have associated outbuildings such as barns, water towers, and storage sheds. Typically utilitarian in nature, these buildings are primarily one-story buildings of wood-frame construction designed in a simple, vernacular style. These buildings are located at the rear of residential parcels, and were sometimes part of a larger agricultural complex. These auxiliary structures speak of a time when the neighborhood was sparsely developed and relatively rural. Water towers are easily recognizable and tend to indicate that a property was originally far removed from any infrastructure that would have provided a reliable water supply. The City of Napa was first provided with water in 1881, but pipelines served only the city proper, and were expanded only as new areas became heavily developed and populated. Many residential outbuildings have been converted to residential use in recent years, and function as in-law units or second dwellings. (Outbuildings should be distinguished from detached automobile garages, which also exist behind many residences in the neighborhood.)

APARTMENT BUILDINGS

Though far less common than single-family residences, a few properties in the survey area were purpose-built as multiple-family residences, primarily taking the form of apartment buildings. Historic apartment buildings are not common in Napa due to the rural nature and relatively slow growth of the city up to the latter half of the twentieth century. As a building type, apartments can be defined as multiple-family residential structures with access provided by a single entrance that often leads into a lobby, which in turn provides access, via stairs or elevator, to the various floors where each residential unit has a dedicated entry. Motel-style configurations are also common in the survey area, particularly in buildings dating from the mid- to late-twentieth century, and feature an exterior entrance for each unit with access provided by a common porch, walkway or balcony. There are only a couple of examples of historic apartment buildings in the Spencer's Addition survey area; they are small to mid-sized buildings (containing approximately four to ten residential units).

SIGNIFICANCE OF RESIDENTIAL BUILDINGS

Residential buildings in Spencer's Addition can be considered very significant, as they reflect the patterns of development and the socio-economic conditions during the survey area's heyday. Residential properties can be significant as individual resources or as a district. Residential outbuildings are not typically significant in their own right, but can enhance the significance of their associated residence. For additional information about residential properties in other neighborhoods of Napa, please refer to "A Residential Context for the Cultural Resources of the City of Napa," prepared by Anne Bloomfield for the City of Napa Planning Department in 1996. Residential properties with outbuildings are likely to have significance under the themes of development and growth identified in this context statement because they represent the semi-rural character of the Spencer's Addition neighborhood during its earliest historic periods. Residential outbuildings alone are not significant, however, as they rely on the presence of an intact associated residence to convey their historic function.

COMMERCIAL PROPERTIES

Commercial development in Spencer's Addition is limited to a few buildings constructed during the postwar era located along Jefferson Street and Lincoln Avenue. Historic commercial buildings in the survey area can typically be defined as one- to two-story structures with commercial space on all floors; commonly a retail storefront on the ground floor and offices, a service-oriented business, or utilitarian space that serves the retail establishment on the upper floor or at the rear. There are also a number of buildings in the survey area that were originally residential properties, but have since been converted to commercial use; these should be classified and evaluated based on their original construction type, not their current commercial use.

SIGNIFICANCE OF COMMERCIAL BUILDINGS

Commercial buildings are significant for their role in providing goods and services to a growing community. Historic commercial properties in Spencer's Addition only date from the postwar period, but as a property type are capable of conveying patterns of development in the neighborhood and citywide during this era.

CIVIC/INSTITUTIONAL PROPERTIES

The Spencer's Addition survey area has only one historic civic or institutional property: a church at 1600 F Street. This church follows the pattern of other civic and institutional properties throughout the city, as it is a relatively large structure situated on a large parcel with a high-style design that indicates an expansive interior volume.

SIGNIFICANCE OF CIVIC/INSTITUTIONAL PROPERTIES

Civic and institutional buildings are likely to have significance under the themes of development and growth identified in this context statement because they represent the demographics of the neighborhood in which they are located. Churches are often long-standing institutions and are important factors in the city's cultural and social activities. The Spencer's Addition survey area was historically dominated by residential uses, and relied on religious, social and cultural institutions located in surrounding neighborhoods for most of its history. The neighborhood's one church does reflect aspects of the area's demographic identity, however.

Evaluation Criteria

The following discussion of significance and integrity of the identified property types generally guides evaluation of buildings in the Spencer's Addition survey area. It is important to note that each property is unique; therefore significance and integrity evaluation must be conducted on a case-by-case basis. These guidelines should be implemented as an overlay to the particular facts and circumstances of each individual resource or district.

NATIONAL REGISTER OF HISTORIC PLACES & CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The National Register of Historic Places is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level. Typically, resources over fifty years of age

are eligible for listing in the National Register if they meet any one of the four criteria of significance (A through D) and if they sufficiently retain historic integrity. However, resources under fifty years of age can be determined eligible if it can be demonstrated that they are of “exceptional importance,” or if they are contributors to a potential historic district. National Register criteria are defined in depth in *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation*. The California Register of Historical Resources follows nearly identical guidelines to those used by the National Register, but identifies the Criteria for Evaluation numerically.

The four basic criteria under which a structure, site, building, district, or object can be considered eligible for listing in the National or California registers are:

Criterion A/1 (Event): Properties associated with events that have made a significant contribution to the broad patterns of our history;

Criterion B/2 (Person): Properties associated with the lives of persons significant in our past;

Criterion C/3 (Design/Construction): Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant distinguishable entity whose components lack individual distinction; and

Criterion D/4 (Information Potential): Properties that have yielded, or may be likely to yield, information important in prehistory or history.¹²

A resource can be considered significant to American history, architecture, archaeology, engineering, and culture on a national, state, or local level.

HISTORIC RESOURCES INVENTORY (HRI)

The eligibility criteria for local listing in the City of Napa’s Historic Resources Inventory (HRI) are similar to the National Register and California Register criteria described above. Properties listed in the HRI may be designated as Landmarks, Neighborhood Conservation Properties, or simply listed as significant.

Specifically, as described in the City of Napa’s Historic Preservation Ordinance (Municipal Code §15.52(B)1), the criteria for designation as a Landmark Property are:

- a. Exemplifies or reflects special elements of the city’s cultural, social, economic, political, aesthetic, engineering, architectural or natural history;
- b. Is identified with persons or events significant in local, state or national history;
- c. Embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
- d. Represents the work of a notable builder, designer or architect; or
- e. Is one of the few remaining examples in the city, region, state or nation possessing distinguishing characteristics of an architectural or historical type or specimen.

¹² Any archaeological artifact found on a property in Napa has the potential to yield knowledge of history and could therefore prove significant under this criterion. However, analysis under this criterion is beyond the scope of this report.

As described in the City of Napa's Historic Preservation Ordinance (Municipal Code §15.52(B)2), the criteria for designation as a Landmark District are:

- a.** The majority of the properties reflect significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes or distinctive examples of park or community planning;
- b.** The majority of the properties convey a sense of historic or architectural cohesiveness through their design, setting, materials, workmanship or association;
- c.** The majority of the properties have historic significance and retain a high degree of integrity;
- d.** The area in general is associated with a historically significant period in the development of the community or is associated with special historical events;
- e.** The majority of the properties embody distinctive characteristics of a style, type, period or method of construction, or are a valuable example of the use of indigenous materials or craftsmanship; or
- f.** The majority of the properties represent the works of notable builders, designers or architects.

A property considered for designation as a Neighborhood Conservation Property need not have historical significance. As described in the City of Napa's Historic Preservation Ordinance (Municipal Code §15.52(C)2), the criteria for designation as a Neighborhood Conservation Property are.

- a.** The property represents an established and familiar visual feature of a neighborhood, community or of Central Napa; or
- b.** The property has historic, architectural or engineering significance.

COMPARISON WITH NATIONAL & STATE CRITERIA

Although phrased slightly differently, the designation criteria established by City of Napa's HRI for Landmark Properties and Landmark Districts are essentially the same as the National Register and California Register criteria. In all cases, historic resources may be significant for their association with events, social and cultural trends, important people, architecture, and/or master architects. Thus, the evaluations presented throughout this document for eligibility in any of the three registers will use a consistent approach. Additionally, the HRI's similarity to the California Register criteria ensures that locally designated resources will receive protection under CEQA (see page 81 for a detailed discussion of CEQA and historic resources).

INTEGRITY

In addition to qualifying for listing under at least one of the National Register/California Register/local HRI criteria, a property must be shown to have sufficient historic integrity. The concept of integrity is essential to identifying the important physical characteristics of historic resources and in evaluating adverse changes to them. Integrity is defined as "the authenticity of an historic resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance."¹³ The same seven variables or aspects that define integrity—location, design, setting, materials, workmanship, feeling and association—are used to evaluate a resource's eligibility for listing in the National Register and/or the California Register. According to

¹³ California Office of Historic Preservation, *Technical Assistant Series No. 7, How to Nominate a Resource to the California Register of Historic Resources* (Sacramento, CA: California Office of State Publishing, 4 September 2001), 11.

the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, these seven characteristics are defined as follows:

- *Location* is the place where the historic property was constructed or the place where the historic event occurred. The original location of a property, complemented by its setting, is required to express the property's integrity of location.
- *Design* is the combination of elements that create the form, plans, space, structure and style of the property. Features which must be in place to express a property's integrity of design are its form, massing, construction method, architectural style, and architectural details (including fenestration pattern).
- *Setting* addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s). Features which must be in place to express a property's integrity of setting are its location, relationship to the street, and intact surroundings (i.e. neighborhood or rural).
- *Materials* refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property. Features which must be in place to express a property's integrity of materials are its construction method and architectural details.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history. Features which must be in place to express a property's integrity of workmanship are its construction method and architectural details.
- *Feeling* is the property's expression of the aesthetic or historic sense of a particular period of time. Features which must be in place to express a property's integrity of feeling are its overall design quality, which may include form, massing, architectural style, architectural details, and surroundings.
- *Association* is the direct link between an important historic event or person and a historic property. Features which must be in place to express a property's integrity of association are its use and its overall design quality.

For evaluation purposes, a historic resource ultimately either possesses integrity or does not. A property that has sufficient integrity to convey its significance for listing in the national, state, or local historical register will generally retain a majority of its character-defining features, and will retain enough aspects of integrity to convey its significance. The aspects of integrity necessary depend on the reason the property is significant. Increased age and rarity of the property type may also lower the threshold required for sufficient integrity. High priority is typically placed on integrity of design, materials, and workmanship for properties significant under Criterion C/3, while for properties significant under Criterion A/1 or B/2, these aspects are only necessary to the extent that they help the property convey integrity of feeling and/or association. Similarly, integrity of location and setting are crucial for properties significant under Criterion A/1, but are typically less important for properties significant under Criterion B/2 or C/3. For properties significant under all criteria, it is possible for some materials to be replaced without drastically affecting integrity of design, as long as these alterations are subordinate to the overall character of the building. For example, minor alterations such as window replacement may be acceptable in residential districts, but not in an individual property designed by a master architect.

However, levels of integrity are sometimes helpful for city planning purposes. For instance, some properties may rate exceptionally high in all aspects of integrity; such properties should be given high priority in preservation planning efforts, and are more likely to be eligible for listing in the National Register. Generally, a property with exceptional integrity will have undergone few or no alterations since its original construction, and will not have been moved from its original location. In the case of a property associated with a significant person, retention of the physical features that convey the property's association with that person is critical. In addition to the character-defining features listed above, a property with exceptional integrity must also retain all features from the period when it was associated with a significant person (including later alterations).

IV. HISTORIC CONTEXT

This section provides information specific to Spencer's Addition. Please refer to the City-Wide Historic Context Statement (1 September 2009) for an expanded discussion of each historic period, theme, and property type relative to broad patterns of city development.

Pre-History & Native Peoples (pre-1800)

Prior to European settlement, the Napa Valley region was inhabited by Native Americans of the Wappo group. The Wappo occupation of the area dates back 10,000 years, to about 8000 BC, making Napa Valley one of the longest inhabited regions in California. Its long occupation was due to abundant natural resources that the Wappo relied on for subsistence. The Wappo were primarily a hunter-gatherer society, and lived in permanent villages typically located near the Napa River or other water courses; sometimes smaller camps could be found near natural springs, along prominent hunting trails, or near major oak groves, which were the sources of acorns.¹⁴

No architectural resources exist from Napa's early Native American period. However, archaeological artifacts discovered from this period are likely to yield information about the life and culture of the Wappo, and are thus assumed to be significant under Criterion D (Information Potential).

Spanish & Mexican Period (1800-1845)

Mission San Francisco de Solano, the northernmost mission and last to be constructed (1823), is located in present-day Sonoma. It is the closest mission in proximity to Napa. The missions were self-sufficient communities, and each included a church, residences, and support facilities. By the 1830s, with Secularization, most missions had been repurposed or dismantled for building materials that went to constructing new buildings. Outside of Mission San Francisco de Solano, society during the Mexican period was dominated by the landowning Vallejo family. General Mariano Guadalupe Vallejo was in control of vast tracts of land in the Napa Valley, which he subsequently awarded to his loyal soldiers and friends. Cattle ranching was the primary industry on these ranchos.

RANCHO NAPA

The Spencer's Addition survey area was originally part of Rancho Napa, a grant owned by General Vallejo's younger brother Jose Manuel Salvador Vallejo (1813-1876). Salvador Vallejo was the captain of the Mexican militia at Sonoma and later served as a Major in the Union Army during the American Civil War.

Rancho Napa consisted of 22,178 acres of land located on the western side of the Napa River, with Napa Creek acting as its southern boundary. The present-day Spencer's Addition neighborhood is located at what was the Rancho's southern end. The rancho was granted to Salvador Vallejo in 1838 by Governor Juan Alvarado. The following year an additional grant known as Salvador's Ranch was obtained by Vallejo, and in 1852 he claimed the neighboring Rancho Yajome, located on the east side of the Napa River. Ultimately, he owned a major portion of land at the heart of Napa's current city limits.

¹⁴ Lin Weber, *Napa*, (Charleston, SC: Arcadia Publishing, 2004), 10. Lin Weber, *Old Napa Valley: The History to 1900* (St. Helena, CA: Wine Venture Publishing, 1998), 3-15.



"Diseno del Rancho Napa," 1843
(Online Archive of California)

Unlike other ranchos in the area that remained intact until after Mexico had ceded California to the United States, Rancho Napa was subdivided and parcels of land sold in 1847. Most of this land was located in the western portions of the rancho, away from the Napa River. By 1853, there were 26 claims to Rancho Napa land and 4 claims to land within the Salvador's Ranch grant. Vallejo retained 3,179 acres of the original Rancho Napa for himself; a parcel known as "Trancas and Jalapa," or "Sticks and Morning-glories." A Mexican settlement known as Pueblo de Salvador and the homestead of settler James Clyman were located at the southern end of the remaining rancho parcel.¹⁵ Vallejo occupied the property until his death in 1876.

ASSOCIATED PROPERTY TYPES

Buildings constructed during the Spanish and Mexican periods were primarily adobe or wood-frame structures, and would have likely included residential, agricultural, and religious properties. However, no physical evidence remains of this era in the survey area.

¹⁵ Mildred Brook Hoover and Douglas E. Kyle, *Historic Spots in California*. (Palo Alto, CA: Stanford University Press, 1990), 234.

Early American Settlement (1846-1859)

GOLD RUSH ERA

Napa City was founded in 1847 by John Grigsby and Nathan Coombs on a small site at the confluence of the Napa River and Napa Creek. The discovery of gold in the foothills of the Sierra Nevada in 1848 brought miners and entrepreneurs to California from all over the world, and Napa Valley prospered as a result. As in much of California, early Napa City residents were typically single, working-class men, many of whom lived in hotels or boarding houses. A number of wood-frame commercial buildings were constructed in downtown, but many were temporary due to the ad-hoc nature of Napa's growth in the wake of the Gold Rush. Agricultural development was scattered throughout the county, with pioneers such as George Yount and others establishing farms on the outskirts of the city. Napa's famous commercial wine industry was also started in the wake of the Gold Rush, although years earlier the priests at the Spanish Missions had been the first to plant grapes for eating and making sacramental wine. By the 1860s and 1870s, winemaking had become a popular occupation, and numerous pioneer vintners planted vineyards and constructed wineries and cellars in Napa City and its surrounds.¹⁶

Major development trends that would shape the Spencer's Addition survey area in later years—such as the development of roads and infrastructure, and the establishment of agriculture as a major economic force—had their beginnings during this era. However, Gold Rush-era development in Napa was clustered in the downtown area on the west bank of the Napa River, and Spencer's Addition featured agricultural uses during this era.

TRANSPORTATION & INFRASTRUCTURE

NAPA RIVER

As Napa City grew in the wake of the Gold Rush, the Napa River continued to be the focal point of the town. While the river sustained the new city by providing its economic base and a physical link to San Francisco, the river also presented an obstacle for early urban development. Having bridges and ferries in place would prove to be crucial to the city's development.

The first ferry service was established in 1848 by William Russell, and crossed the Napa River at Third Street. In 1850, *The Dolphin*, piloted by Captain Turner G. Baxter, was the first passenger steamer to arrive in Napa from San Francisco.¹⁷ Captain Baxter would later settle in Spencer's Addition. In Napa City, businesses, factories, and warehouses clustered on both banks of the river for easy access to the shipping lines, and residential neighborhoods for laborers and merchants were established further inland.¹⁸

The first bridge across the Napa River was constructed of wood at First Street in 1853, but was replaced in 1860 by a stone bridge. Other early wooden toll bridges spanning the city's waterways were established by local entrepreneurs, but all quickly collapsed, washed out, or were replaced with more permanent construction.¹⁹ Spencer's Addition was separated from downtown by Napa Creek,

¹⁶ *Napa, the Valley of Legends: 150 Years of History* (Napa, CA: unknown, 1997), 67, 87-88. William F. Heintz, *California's Napa Valley: One Hundred Sixty Years of Wine Making* (San Francisco: Scottwall Associates, 1999), 30-36.

¹⁷ *Napa, the Valley of Legend*, 54. Lauren Coodley and Paula Amen Schmitt, *Napa: The Transformation of an American Town* (Charleston, SC: Arcadia Publishing, 2007), 33. D.T. Davis, *History of Napa County*, (Napa, CA: unknown, 1940), 30. David and Kathleen Kernberger, *Mark Strong's Napa Valley, 1886-1924* (St. Helena: Historic Photos, Publishers, 1978), 2.

¹⁸ Kernberger, *Mark Strong's Napa Valley*, 2.

¹⁹ "Historic American Engineering Record: First Street Bridge over Napa Creek," (San Francisco: National Park Service, 2005), 6-8.

but no bridges over the creek appear to have been constructed in Spencer's Addition during the Gold Rush.

EARLY ROADS

Public roads were slow to develop in Napa. Most major routes through the region—including Jefferson Street and Highway 29—followed conduits established by Native Americans in their hunting and trading migrations, which naturally observed the paths of best terrain and easiest travel. These trails were then used by the Spanish and Mexican rancheros to link their properties and homesteads. The first improved road was built in 1851-1852 roughly following the river up the center of the valley, although winter floods often made it impassable.²⁰ In early Napa, the only improved road in the county was a gravel surfaced route between Napa and St. Helena; this early road roughly followed today's Jefferson Street (then called Calistoga Road). Overland stage routes were also constructed by entrepreneurs to connect the ferry terminals to other parts of the city, county, and region.²¹ While the roads in the city and the surrounding area were primitive, they were catalysts for development in Napa City, and roadhouses and other services began to cluster along the new transportation corridors.

ASSOCIATED PROPERTY TYPES

Little physical evidence of the early American period remains, as no buildings that date to the 1850s appear to be extant in Spencer's Addition today.

²⁰ Ira L. Swett and Harry C. Aiken, Jr., *The Napa Valley Route: Electric Trains and Steamers* (Glendale, CA: Interurban Press, 1988), 16. Norton L. King, *Napa County – An Historical Overview* (Napa, CA: Napa County Superintendent of Schools, 1967), 34-35. Coodley and Schmitt, 12.

²¹ Weber, *Old Napa Valley: The History to 1900*, 154.

Victorian Napa (1860-1899)

Napa grew steadily throughout the Victorian era as people continued to settle and more businesses were established in the town. Transportation, infrastructure, and social services were greatly improved, and by 1880, Napa had a bustling downtown and a population of approximately 4,000.²²



Birdseye view of Spencer's Addition, circa 1880s, showing sparse development.
Detail from larger city birdseye by C.J. Dyer, with survey boundary roughly outlined in orange.
(Online Archive of California)

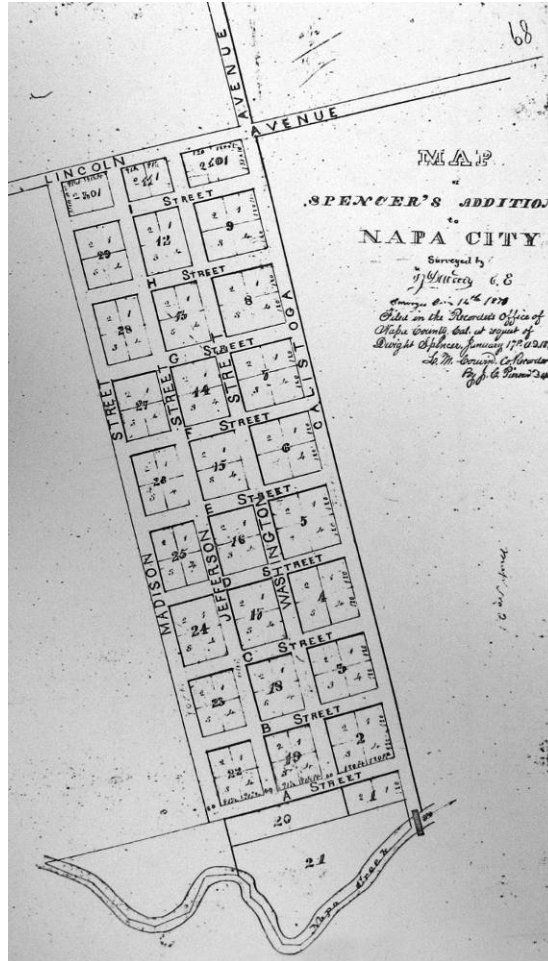
In the Victorian era, industries were developed in Napa City to provide the necessary base for the economic growth of the entire valley. Most industries established during this time were associated with agricultural uses, and manufactured products related to the fruit, wine, lumber, wool, and leather industries, among others. Commercial development in downtown Napa during the Victorian era reflected the economic success of the city, and downtown was home to all the city's businesses and services, including groceries, general stores, saloons, hotels, restaurants, livery stables, and financial institutions, among others. As business and industry gained success, the city experienced a period of steady residential growth, with booming construction and expanding city limits. Residential development during the Victorian era radiated from the bustling downtown, and residential neighborhoods with one- and two-story single-family homes were established along the street grids of the original subdivision plats. However, Spencer's Addition remained sparsely developed during this era, with only a handful of small subsistence farms scattered along its streets until the 1890s.

SUBDIVISION & EXPANSION

From Coombs' original 1847 town site, several expansions of Napa's street grid were made by various owners of adjacent land during the Victorian era. In the Spencer's Addition survey area, a couple of additions were added to the city's grid during this era. In 1872, Dwight Spencer (who owned all the land within the survey area) subdivided the portion of his land just west of Jefferson Street and north of Napa Creek into a plat called "Spencer's Addition to Napa City." The new subdivision covered the area east of York Street and created a new grid alignment at an angle to the

²² *Napa, Valley of Legends*, 68. Tom Gregory, *History of Solano & Napa Counties, California* (Los Angeles, CA: Historic Record Co., 1912), 157. Anthony Raymond Kilgallin, *Napa: An Architectural Walking Tour* (Charleston, SC: Arcadia Publishing, 2001).

main Napa City grid. Of the addition's thirty blocks, twenty-four were divided into four square parcels each. Spencer chose the alphabet street names for his east-west streets, but his north-south streets originally had different names: Jefferson Street was originally called Calistoga Avenue; Spencer Street was called Washington; Georgia Street was called Jefferson; and York Street was called Madison.²³



"Map of Spencer's Addition to Napa City," 1872.
(Napa County Recorder's Office)

Napa was officially incorporated on March 23, 1872, as the "Town of Napa City," and was reincorporated on February 24, 1874, as the "City of Napa."²⁴ The city limits as originally incorporated included, clockwise from York Street: Lincoln Street, Soscol Avenue, Lawrence Street, Pearl Street, the Napa River, Spruce Street, a point west of Franklin Street, Elm Street, Jefferson Street, Second Street, a northerly continuation of Patchett Street, Napa Creek, and York Street.²⁵ While the eastern half of the survey area was part of these original city limits, the portion west of York Street was not incorporated until well into the twentieth century.

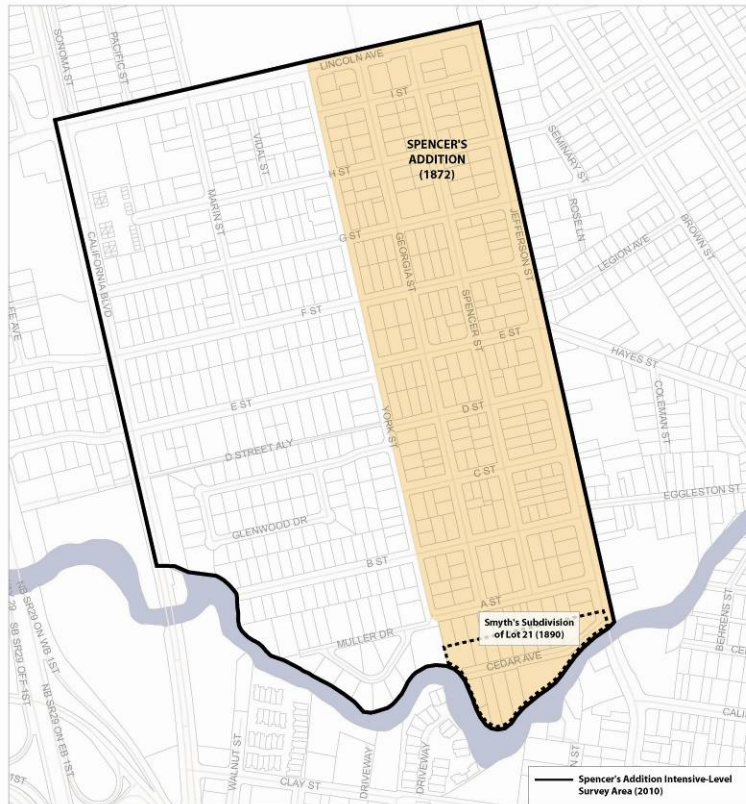
Early subdivisions and additions such as Spencer's Addition were largely purchased as land speculation; parcels were surveyed by the original owner and usually left undeveloped, or used for

²³ Anne Bloomfield, *A Residential Context for the Cultural Resources of the City of Napa* (prepared for Planning Department, City of Napa, January 1996), 32. "Spencer's Addition to Napa City," 1872, in Napa County Recorder's Office.

²⁴ *Napa, Valley of Legends*, 68. Gregory, 157. Kilgallin.

²⁵ Bloomfield, 4-6.

agriculture. The land speculation was fueled by the hope that Napa City would become the shipping and trading hub for the entire Napa Valley. In Spencer's Addition, most of the parcels established by the survey were subdivided further in later years as the population increased, but it was not until later in the Victorian era that residential development in the survey area first occurred on a notable scale. For example, in May 1890, Smyth's Subdivision created Cedar Avenue and divided Lot No. 21 of Spencer's Addition into fifteen parcels, but most of these were not developed until at least 1930.²⁶



**Map of Victorian-era additions and subdivisions,
with original Spencer's Addition plat (1872) highlighted in yellow
(Page & Turnbull)**

RESIDENTIAL & AGRICULTURAL DEVELOPMENT

As the city experienced commercial and industrial success, corresponding residential development occurred throughout the city. Spencer's Addition has always been a residential neighborhood, but it was slow to develop, even in the booming Victorian era.²⁷ The original thirty-block Spencer's Addition was established in 1871, but the land was mainly used for agriculture until the turn of the century. Early maps and drawings of the area show orchards and open fields; this contributes to city-wide agricultural trends, which saw orchards with plums, peaches, and apricots, as well as olives and olive oil, as lucrative products for farmers towards the end of the Victorian era. Early residential buildings in Spencer's Addition were thus the centers of small subsistence farms, and often included associated barns, stables, storage sheds, or water towers. Additionally, the raised bed of the railroad

²⁶ O.H. Buckman, "Smyth's Subdivision of Lot No. 21 of Spencer's Addition to Napa City" (May 2, 1890), in Napa County Recorder's Office.

²⁷ No part of Spencer's Addition was included on the 1886 Sanborn Fire Insurance map, and the 1891 map only detailed the portion south of C Street and east of York Street.

tracks along Jefferson Street hindered development in the area until the route was moved to Lawrence Street in 1877.²⁸

By the 1890s, a number of small cottages had been constructed east of York Street for upper-working-class residents, such as farmers, gardeners, carpenters, clerks, teamsters, and laborers. These cottages were single-family residences of wood-frame construction with wood siding and gable or hip roofs, and were constructed in popular Victorian-era architectural styles such as Greek or Gothic Revival, Italianate, Stick/Eastlake, Queen Anne, and vernacular styles. The cottages were constructed with varying amounts of decoration, and were likely designed by local builders either using pattern books or simply based on previous experience. As in most residential neighborhoods in Victorian Napa, homes in Spencer's Addition were built as independent units, not as speculative tracts of nearly identical houses.



Map showing Victorian-era development (1870-1899)
 (Page & Turnbull)

²⁸ Bloomfield, 32.

COMMERCIAL, INDUSTRIAL, AND INSTITUTIONAL USES

Spencer's Addition did not feature any industrial or commercial uses. Manufacturing and industrial development occurred primarily south and east of downtown, centered on Brown and Main streets south of Third Street and flanking the river. Jefferson Street (then called Calistoga Avenue) was a major thoroughfare in the Victorian era, but was not yet the commercial corridor it is today; instead, commercial uses were concentrated in downtown, which had grown as the mercantile and financial center of Napa. Victorian-era Spencer's Addition also lacked neighborhood commercial uses such as grocery stores or liveryes.

Institutional development—including churches, schools, fraternal organizations, and social services—was also concentrated in downtown and the booming residential neighborhoods, and was not a major trend in Spencer's Addition. No churches or schools appear to have been constructed in Spencer's Addition during the Victorian era, and thus residents likely relied on neighboring areas for these resources.

TRANSPORTATION & INFRASTRUCTURE

NAPA VALLEY RAILROAD

The development of railroads in Napa was essential to the growth of the Spencer's Addition survey area and the entire city during the Victorian era. Enthusiasm for a railroad project first gained momentum in 1863 when there was talk of building a railroad from Vallejo to Calistoga. The following year, the county gained funding for the project, and a steam railroad line was built from the town of Soscol (south of the city) north 4.5 miles to Napa City for an estimated cost of \$100,000. Named the Napa Valley Railroad, the new line was completed in July 1865.²⁹ In Napa City, the tracks initially ran along Main Street to Fourth Street, then along Division Street to Jefferson Street along a raised bed that hindered development in the Spencer's Addition survey area. The present route of the tracks through the city (north from Vallejo along the east side of the river; crossing the Napa River just east of Soscol Avenue to bypass downtown; running along Lawrence Street, paralleling Soscol Avenue on the east; and continuing northwest from Lincoln Avenue) was completed in 1877, allowing Spencer's Addition to connect more easily with downtown.³⁰

The Napa Valley Railroad was extended north to Calistoga Avenue in 1868, and was extended south to Napa Junction—a tiny town near present-day American Canyon—the following year, where it met up with other local rail lines.³¹ With the completion of the first transcontinental railroad in 1869, there was fierce competition over transportation and shipping nationwide, and the steam railroad, combined with ferry service, linked Napa City with the rest of the country and provided the primary mode of transportation until electric trains were introduced at the turn of the century.³² In 1875, the Napa Valley Railroad was acquired by the Southern Pacific Railroad, with passenger depots located in East Napa (Fourth and Soscol) and West Napa (along the railroad tracks, now California Avenue, at Stockton Street).

ROADS AND BRIDGES

Travel along the roads to St. Helena, Calistoga, and Sonoma was improved, and within the city itself, some streets were graded and had gravel surfaces, although few were fully paved. In April 1866, Dwight Spencer, the farmer responsible for the original Spencer's Addition subdivision, was instrumental in getting the legislature to allow construction of a macadamized road from Napa to St.

²⁹ Swett, 16. *Napa, the Valley of Legends*, 79-80.

³⁰ Bloomfield, 7.

³¹ Weber, *Old Napa Valley*, 184.

³² Campbell Augustus Menefee, *Historical and Descriptive Sketchbook of Napa, Sonoma, Lake and Mendocino* (Napa CA: Reporter Publishing House, 1873, reprint Fairfield, CA: J. Stevenson, 1993), 25. Swett, 16. Davis, 31. Coodley and Schmitt, 37. *Napa, the Valley of Legends*, 79-80.

Helena. The route roughly followed present-day Jefferson Street.³³ The bridges across the Napa River were also enhanced, with stone bridges replacing the wooden ones that continually collapsed during winter floods. The first stone bridge in Napa City was built across the Napa River at First Street in 1860 (destroyed by flood in 1881), with the Main Street Bridge over Napa Creek constructed shortly thereafter (still extant). Stone bridges were common in Napa from the 1860s until about 1910 because of the cultural background and quarrying and stonecutting expertise of its settlers, ready access to stone, the support of local government, and the sense of permanence and sound investment this type of construction evoked.³⁴ Numerous smaller bridges were established across Napa Creek at Brown, Coombs, Pearl, and Clay streets to facilitate urban development. According to the 1891 Sanborn Fire Insurance Map, a wooden bridge across Napa Creek was constructed at Calistoga Avenue.

WATER & POWER

Along with major transportation improvements, utility services were introduced in Napa in the late nineteenth century. The Napa City Water Company, a private corporation, was organized in 1881 to supply water to the town. Until this time, there was no water supply system in Napa, and residents had private wells that were often subject to contamination. Water towers were a major water storage method for Napa residents, and most homes had towers or cisterns in their yards. As Spencer's Addition was sparsely developed and relatively rural during this era, the presence of water towers today tends to indicate that a property was originally far removed from any infrastructure that would have provided a reliable water supply. Pipelines were laid as the city limits expanded to deliver the water to residents, and steam pumps provided sufficient pressure for firefighting.³⁵ The Napa City Water Company continued to expand its service, and oversaw Napa's water supply until a municipally-owned water company was established in 1922.³⁶

SUMMARY OF SIGNIFICANT THEMES

Development during the Victorian era (1860-1899) is important because it represents the earliest development in Spencer's Addition, starting with the original Spencer's Addition plat in 1872. Prior to 1872, the survey area was farmland. During the Victorian era, the neighborhood was dominated by agricultural uses, but the construction of a few working-class cottages towards the end of this period sparked the neighborhood's future residential growth. Additionally, the establishment of infrastructure and transportation routes and systems, especially along Jefferson Street, helped pave the way for future development in the area.

ASSOCIATED PROPERTY TYPES

Property types from the Victorian era located in the Spencer's Addition survey area include residential buildings (farmhouses and cottages) and their associated outbuildings. Farmhouses and cottages from the Victorian era are significant because they represent the neighborhood's transition from agricultural uses to residential development. The survey area also contains commercial uses, but none are housed in buildings constructed as commercial buildings during the Victorian era. There are no civic or institutional properties or industrial properties from this era extant within the survey area.

³³ Slocum, Bowen & Co. and Lyman L. Palmer, *History of Napa and Lake Counties, California: Comprising Their Geography, Geology, Topography, Climatography, Springs and Timber* (San Francisco, Ca: Slocum, Bowen & Co., 1881), 71.

³⁴ "Historic American Engineering Record: First Street Bridge over Napa Creek," 7.

³⁵ Mario J. Torotorolo, "History of the City of Napa Water Supply," *Napa County Historical Society Gleanings*, 2:2 (May 1978), in City of Napa Planning Department Archives.

³⁶ Sanborn Fire Insurance Maps (1910, 1924). Torotorolo, "History of the City of Napa Water Supply," 4.

RESIDENTIAL PROPERTIES: FARMHOUSES

In the nineteenth century, the Spencer's Addition survey area was slow to develop residentially and was primarily an agricultural district. The eastern half of the survey area was platted in 1872 as Spencer's Addition, and although a street grid was imposed in this area, it generally remained undeveloped or was used for agricultural purposes. Many of the earliest residential buildings in the neighborhood were thus the centers of small farmsteads that were gradually enveloped by urban growth. By the end of the nineteenth century, development in Spencer's Addition was still sparse, though, with only a few houses per block and the area west of York Street remaining unincorporated.



Victorian-era farmhouses, clockwise from top left: Jordan Ranch on Cedar Avenue (1872); former nursery on Jefferson Street (1880); Muller House (1880); and vernacular farmhouse on E Street (1890).
(Page & Turnbull, February 2010)

Architectural Description

Farmhouses in the area typically date from the first half of the Victorian era (1860-1880), and are the largest homes in Spencer's Addition. These houses are of wood-frame construction, with wood cladding—including shingle and horizontal siding—ornament, and finishes. Victorian-era architectural styles represented in the survey area's farmhouses include Greek Revival, Gothic Revival, and Queen Anne styles. Victorian-era farmhouses in the survey area tend to be located on larger corner lots and are set back from the lot line at the front and/or side, allowing plenty of space for a yard or garden.

Most farmhouses from this era have associated ancillary buildings—such as storage sheds, water towers, or barns—located at the rear or side of the lot which helps associate the farmhouses with

their original agricultural use. Typically utilitarian in nature, these buildings are primarily one-story buildings of wood-frame construction designed in a simple, vernacular style; they typically feature rustic wood siding and seldom exhibit ornamentation or refined finish treatments. Victorian-era water towers are easily recognizable and tend to indicate that a property was originally far removed from any infrastructure that would have provided a reliable water supply. Water towers are tall (two to four stories), four-sided, wood-frame structures with flat or hip roofs. They are wider at the base, tapering toward the top, with either an exposed water tank on top or an enclosed room containing the tank. They are most often covered with wood siding and sometimes feature fenestration at various levels. Today, many remaining water towers have been altered, since they are no longer needed for water storage. Common changes include truncation, additions, and adaptive use as storage or residential space. Many sheds and barns associated with farmhouses have also been converted to residential use in recent years, and function as an in-law unit or secondary dwelling.

Farmhouses in Spencer's Addition have been incorporated into the larger residential development patterns in the neighborhood, and thus are surrounded by workers' cottages, rather than open farmland as they once were. Spencer's Addition is still a residential neighborhood today, and while its farmhouses typically still feature their original residential use, it should be noted that a number of residences on Jefferson Street and Lincoln Avenue have been converted to commercial uses in recent years.

Character-Defining Features

Farmhouses in the Spencer's Addition survey area associated with the theme of Victorian-era agricultural and residential development patterns exhibit the following character-defining features:

- Location in Spencer's Addition (especially along Napa Creek or in the original Spencer's Addition plat)
- Associated with farming, ranching, or wine-making
- Single-family occupancy
- Victorian-era architectural style and form
- Well set back from lot line
- Two story height (typical)
- Wood-frame construction
- Gable or hip roof
- Wood cladding (horizontal siding, shingles, or both)
- Wood ornamentation
- Wood-sash windows (typically double-hung)
- Wood doors (glazed or paneled)
- Associated ancillary buildings (e.g. storage shed, water tower, or barn)

Significance

Victorian-era farmhouses are likely to be significant because they represent the survey area's early agricultural development, and the neighborhood's transition to a working-class residential neighborhood. In order to be eligible for listing in the local, state, or national historic register, Victorian-era farmhouses in the Spencer's Addition survey area must be significant under at least one of the following criteria.

NRHP Criterion A/CRHR Criterion 1/HRI Landmark Criterion A (Events, Patterns and Trends)

A farmhouse from the Victorian era would likely be significant under Criterion A/1/A (Events, Patterns and Trends) as a representation of the survey area's early agricultural development. For example, the oldest (and often grandest) homes in the survey area were originally the centers of small farms, and represent rare evidence of the city's rich agricultural history. The presence of intact

ancillary buildings will likely increase the significance of a farmhouse under Criterion A/1/A because it will allow the residence to more completely represent this trend. However, a farmhouse may also be significant under Criterion A/1/A for its association with other themes, such as the area's development as a working-class residential neighborhood. Farmhouses were slowly surrounded by cottages beginning around the turn of the century, and thus represent the first step in the residential development of Spencer's Addition.

NRHP Criterion B/CRHR Criterion 2/HRI Landmark Criterion B (Person)

A farmhouse may be significant under Criterion B/2/B (Person) if it is found to be associated with the life of a significant member of Napa's community, such as a prominent local family. Farmhouses are more likely than cottages to be eligible under this criterion. However, note that a residence eligible under Criterion B/2/B should be the best or only remaining representation of the person's influence or achievements and not simply their place of residence.

NRHP Criterion C/CRHR Criterion 3/HRI Landmark Criterion C (Design/Construction)

A farmhouse may be significant under Criterion C/3/C (Design/Construction) as an example of the farmhouse building type or one of the popular Victorian-era architectural styles (i.e. Greek Revival, Gothic Revival, or Queen Anne). A farmhouse which retains its associated outbuildings could be especially significant under this criterion as an example of a Victorian-era farmstead complex, and could be eligible as a district or a cultural landscape. Besides qualifying individually, farmhouses may also be considered as contributors to a larger district of Victorian-era residences in Spencer's Addition. Farmhouses in the survey area are not likely to be significant under this criterion as the work of a master, as most were not architect-designed.

Integrity Considerations

In order to be eligible for listing in the local, state, or national historic register, a property must retain sufficient integrity to convey its significance as part of the Victorian-era development patterns. A Victorian-era farmhouse that has sufficient integrity will retain a majority of the character-defining features listed above, although the relative rarity of this building type city-wide somewhat lowers the threshold required for the property to convey its connection to the theme of agricultural and/or residential development.

- A farmhouse significant under Criterion A/1/A should have integrity of location, design, and feeling at the minimum. Farmhouses in the area are unlikely to retain integrity of setting or association with their original agricultural use because the land surrounding has been enveloped by denser twentieth-century residential development; however, this does not preclude them from remaining eligible, as the subsequent residential development of the neighborhood is also a significant trend. For residential districts that may be found in the area, cohesion among the buildings is more important than the design qualities of the individual buildings.
- A residence significant under Criterion B/2/B should retain integrity of association, design, and feeling at the minimum because retention of the physical features that convey the time period during which the property was connected to a significant person is critical. Later alterations may not affect the integrity of properties significant under this criterion if the significant person was still connected to the property when the alterations were completed.
- Integrity of design, materials, workmanship, and feeling are the key aspects for a property to convey its significance under Criterion C/3/C. If the property is significant under this criterion as an example of the farmhouse building type or a Victorian-era architectural style, it is possible for some materials to be replaced without drastically diminishing the property's

overall integrity, as long as these alterations are subordinate to the overall character of the building and/or follow the *Secretary of the Interior's Standards for Rehabilitation*. For example, a farmhouse may retain sufficient integrity if it has undergone minor alterations (i.e. window replacement or alterations to the stairs), while a similar property which had been substantially changed (i.e. stripped of its wood ornament, re-clad in stucco, or given a second/third story addition) would not qualify.

- *Integrity consideration for commercial uses:* Farmhouses which have been converted to commercial use, such as those along Jefferson Street or Lincoln Avenue, are still eligible for listing under all criteria as long as they retain their overall form and architectural character. While such buildings no longer retain their original use, they can still be fine examples of Victorian-era architectural styles and residential development patterns.
- *Integrity consideration for moved resources:* Victorian-era residences which have been moved—either from outside the neighborhood or within it—no longer retain integrity of location. However, if a Victorian-era farmhouse was moved within the neighborhood or to the area before World War II, it may still contribute to development patterns under Criterion A/1/A. If the house was moved from outside the area after World War II, it is no longer eligible under Criterion A/1/A. Regardless of when the property was moved, a relocated farmhouse will likely still be able to convey its significance under Criterion C/3/C if its overall form and architectural character are intact.
- *Integrity consideration for associated outbuildings:* Victorian-era farmhouses contained associated ancillary buildings such as barns, water towers, and storage sheds. These outbuildings derive their significance from the significance of the residence, and are typically not eligible in their own right. If they retain their overall form, architectural character, and utilitarian nature, these outbuildings can contribute to the overall significance and integrity of the residence. Thus, under all criteria, a Victorian-era farmhouse which retains its ancillary buildings would be considered to have especially high integrity.

RESIDENTIAL PROPERTIES: COTTAGES

As business and industry gained success in the late nineteenth century, Napa experienced a period of steady residential growth, with booming construction and expanding city limits. As noted above, Spencer's Addition was slow to develop residentially due to its location away from the city center and the presence of raised railroad tracks along Jefferson Street until 1877. However, there was some residential development that sprang up in the late 1880s and 1890s which consisted of small, working-class cottages. By the end of the nineteenth century, development in Spencer's Addition was sparse, with only a few houses per block and the area west of York Street remaining unincorporated. Today, residential properties from the Victorian era are scattered throughout the original Spencer's Addition plat, and west of York Street along B and E streets. There are also a number of Victorian-era cottages in today's Spencer's Addition that were moved into the area in recent years in response to development pressures in other neighborhoods (see page 67).



Victorian-era cottages, clockwise from left: Gothic Revival residence, B Street (circa 1870s); Queen Anne cottage, G Street (1898); Turner G. Baxter House at 1532 H Street (1898); vernacular cottage with associated outbuilding (1898); Stick/Eastlake cottage, Spencer Street (1890), which was moved to the neighborhood in the 1980s; Queen Anne cottage converted to commercial use, Jefferson Street (1895). (Page & Turnbull, February 2010)

Architectural Description

The few Victorian-era cottages that were built in the area exhibited similar trends to those elsewhere in the city. These houses were built for working-class families and are more modest in size than the area's farmhouses. Cottages were built of wood-frame construction, and commonly employed wood in cladding—including wood shingle and horizontal siding—ornament, and finishes. Victorian-era architectural styles commonly represented on cottages in the survey area include Greek and Gothic Revival, Stick/Eastlake, Queen Anne, and vernacular styles. The modest nature of these early Spencer's Addition cottages meant that they typically employed standard vernacular models with fashionable ornamentation added, and many were constructed with little or no decoration. Most cottages from this era are set back from the street (up to 20 feet) and have large backyards. Victorian-era cottages are surrounded by residences constructed during a variety of eras.

Most cottages in Spencer's Addition have at least one associated ancillary building, namely in the form of storage sheds. As described previously, Victorian-era outbuildings associated with cottages were primarily one-story buildings of wood-frame construction designed in a simple, vernacular style. They are utilitarian in nature, clad in rustic wood siding, and seldom exhibit ornamentation or refined finish treatments. Many sheds associated with cottages have been converted to residential use in recent years, and function as an in-law unit or secondary dwelling.

Spencer's Addition is still a residential neighborhood, and its cottages typically still feature their original residential use, although it should be noted that a number of residences on Jefferson Street and Lincoln Avenue have been converted to commercial uses in recent years.

Character-Defining Features

Cottages in the Spencer's Addition survey area associated with the theme of Victorian-era residential development patterns exhibit the following character-defining features:

- Location in Spencer's Addition (especially in the original Spencer's Addition plat, or along B Street or E Street)

- Single-family occupancy (modest in size)
- Victorian-era architectural style and form
- Set back from lot line
- One story or one story with raised basement
- Wood-frame construction
- Gable or hip roof
- Wood cladding (horizontal siding (especially channel-drop or shiplap), shingles, or both)
- Wood ornamentation
- Wood-sash windows (typically double-hung)
- Wood door (glazed or paneled)
- Associated ancillary buildings (e.g. storage shed)

Significance

Victorian-era cottages are likely to be significant because they represent the establishment of Spencer's Addition as a working-class residential neighborhood, and reflect the application of Victorian-era architectural styles to vernacular forms. In order to be eligible for listing in the local, state, or national historic register, Victorian-era cottages in the Spencer's Addition survey area must be significant under at least one of the following criteria.

NRHP Criterion A/CRHR Criterion 1/HRI Landmark Criterion A (Events, Patterns and Trends)

A cottage from the Victorian era would likely be significant under Criterion A/1/A (Events, Patterns and Trends) as a representation of the survey area's early development as an upper-working-class residential neighborhood. The presence of residential outbuildings might bolster the significance of a Victorian-era cottage, as they help convey the building's association with early development when the neighborhood was semi-rural. Groups of houses that all represent this theme would likely be eligible as a district, especially those in the original Spencer's Addition plat. A residence may also be significant under Criterion A/1/A if it is associated with other themes, such as agricultural development or ethnic and cultural diversity.

NRHP Criterion B/CRHR Criterion 2/HRI Landmark Criterion B (Person)

A cottage may be significant under Criterion B/2/B (Person) if it is found to be associated with the life of a significant member of Napa's community, such as a prominent merchant or professional, or an influential civic or community leader. For example, the Turner G. Baxter House on H Street is listed as a local landmark for its association with Captain Turner G. Baxter, who piloted Napa's first steamboat. However, note that a residence eligible under Criterion B/2/B should be the best or only remaining representation of the person's influence or achievements and not simply their place of residence.

NRHP Criterion C/CRHR Criterion 3/HRI Landmark Criterion C (Design/Construction)

A residence may be significant under Criterion C/3/C (Design/Construction) as an example of the workers' cottage building type or one of the popular Victorian-era architectural styles (i.e. Greek Revival, Gothic Revival, Stick/Eastlake, or Queen Anne). Since residences in Spencer's Addition were typically modest, working-class cottages, they represent vernacular forms rather than high-style examples of Victorian-era architecture; as such, these residences may not qualify individually, but could be considered as contributors to a district. Residences in the survey area are not likely to be significant under this criterion as the work of a master, as most were not architect-designed.

Integrity Considerations

In order to be eligible for listing in the local, state, or national historic register, a cottage must retain sufficient integrity to convey its significance as part of the Victorian-era residential development

theme. A Victorian-era cottage that has sufficient integrity will retain a majority of the character-defining features listed above.

- A cottage significant under Criterion A/1/A should have integrity of location, design, setting, association, and feeling at the minimum. For residential districts that may be found in the area, cohesion among the buildings is more important than the design qualities of the individual buildings.
- A cottage significant under Criterion B/2/B should retain integrity of association, design, and feeling at the minimum because retention of the physical features that convey the time period during which the property was connected to a significant person is critical. Later alterations may not affect the integrity of properties significant under this criterion if the significant person was still connected to the property when the alterations were completed.
- Integrity of design, materials, workmanship, and feeling are the key aspects for a property to convey its significance under Criterion C/3/C. If the property is significant under this criterion as an example of the workers' cottage building type or a Victorian-era architectural style, it is possible for some materials to be replaced without drastically diminishing the property's overall integrity, as long as these alterations are subordinate to the overall character of the building and/or follow the *Secretary of the Interior's Standards for Rehabilitation*. For example, a residence may retain sufficient integrity if it has undergone minor alterations (i.e. window replacement or alterations to the stairs), while a similar property which had been substantially changed (i.e. stripped of its wood ornament, re-clad in stucco, or given a second/third story addition) would not qualify.
- *Integrity consideration for commercial uses:* Cottages which have been converted to commercial use, such as those along Jefferson Street or Lincoln Avenue, are still eligible for listing under all criteria as long as they retain their overall form and architectural character. While such buildings no longer retain their original use, they can still be fine examples of Victorian-era architectural styles, building types, and residential development patterns.
- *Integrity consideration for moved resources:* Victorian-era cottages which have been moved—either from outside the neighborhood or within it—no longer retain integrity of location. However, if a Victorian-era cottage was moved within the neighborhood or to the area before World War II, it may still contribute to development patterns under Criterion A/1/A. If the house was moved from outside the area after World War II, it is no longer eligible under Criterion A/1/A. Regardless of when the property was moved, a relocated cottage will likely still be able to convey its significance under Criterion C/3/C if its overall form and architectural character are intact.
- *Integrity consideration for associated outbuildings:* Victorian-era cottages often contained associated ancillary buildings such as storage sheds. These outbuildings derive their significance from the significance of the residence, and are typically not eligible in their own right. If they retain their overall form, architectural character, and utilitarian nature, these outbuildings can contribute to the overall significance and integrity of the cottage as an example of the semi-rural character of the neighborhood during this time. Thus, under all criteria, a Victorian-era cottage which retains its ancillary buildings would be considered to have especially high integrity.

Early Twentieth Century (1900-1919)

By the turn of the twentieth century, Napa had grown into a self-sufficient town with successful industries, businesses, and residents. Still tied to its agricultural roots, Napa had a population of 5,500 in 1905.³⁷ Over the next two decades, the arrival of interurban electric railroads would link Napa to Vallejo, San Francisco, and the rest of the Bay Area, boosting its economy and encouraging residential growth through World War I.

The Spencer's Addition neighborhood developed steadily in the first two decades of the twentieth century. The interurban electric railroad was essential for connecting the neighborhood to the rest of the city and the valley, and by 1910, nearly half of the lots were developed with residential uses. However, the portion of the survey area west of York Street was still unincorporated land at this time.

PUBLIC TRANSPORTATION

In an effort to bring vitality to a sagging economy at the turn of the century, Napa city officials granted a charter to the Vallejo, Benicia & Napa Valley Railroad Company to develop an interurban electric railroad in 1901. The Vallejo, Benicia & Napa Valley Railroad Company (VB&NV) was organized by Colonel J.W. Hartzell and H.F. Hartzell, brothers from Kansas who had gained renown building a pioneer interurban line from San Francisco to San Mateo. Colonel Hartzell was also instrumental in obtaining state legislation legalizing the use of electricity to power streetcars. The VB&NV was designed to improve regional commuter transportation, and called for fast electric cars to run from Napa through Vallejo to Benicia, where passengers could connect with rapid ferry service to San Francisco operated by Monticello Steamship Company. The line did not ultimately continue to Benicia, and the ferry terminal in Vallejo was used instead. By 1903, the financing for the interurban railroad had been secured and construction began in Napa later that year. As was common with electric railroads, the VB&NV route followed the county road (Calistoga Avenue, now Jefferson Street), and the process of laying the tracks included improving the grading and surfacing of the road itself.³⁸

Interurban rail service began in July 1905 carrying passengers and freight from Vallejo. Through the city of Napa, the tracks ran up Soscol Avenue to its depot at Third Street, turned west on Third Street, and proceeded north on Jefferson Street. By the time service began, the Third Street drawbridge had been improved to accommodate the electric rail cars, sparing the VB&NV the major expense of constructing its own railroad bridge. The main VB&NV depot (no longer extant) was located in East Napa on the southeastern corner of Soscol Avenue and Third Street, across from the Palace Hotel and the Southern Pacific depot. The depot was constructed by local builder E.W. Doughty in 1905 after a majority of the rail lines had been laid, and included a Mission Revival-style station, a 150-foot car barn, a machine shop, and an electrical substation.³⁹ In 1905, it took about 45 minutes to ride from Napa to Vallejo, and another two hours from Vallejo to San Francisco. Fares ran sixty cents for a round trip to Vallejo, and \$1.35 round trip to San Francisco.⁴⁰ The local fare within Napa was set at five cents; passengers could board a car anywhere in Napa and purchase a ticket through to Vallejo on board.⁴¹

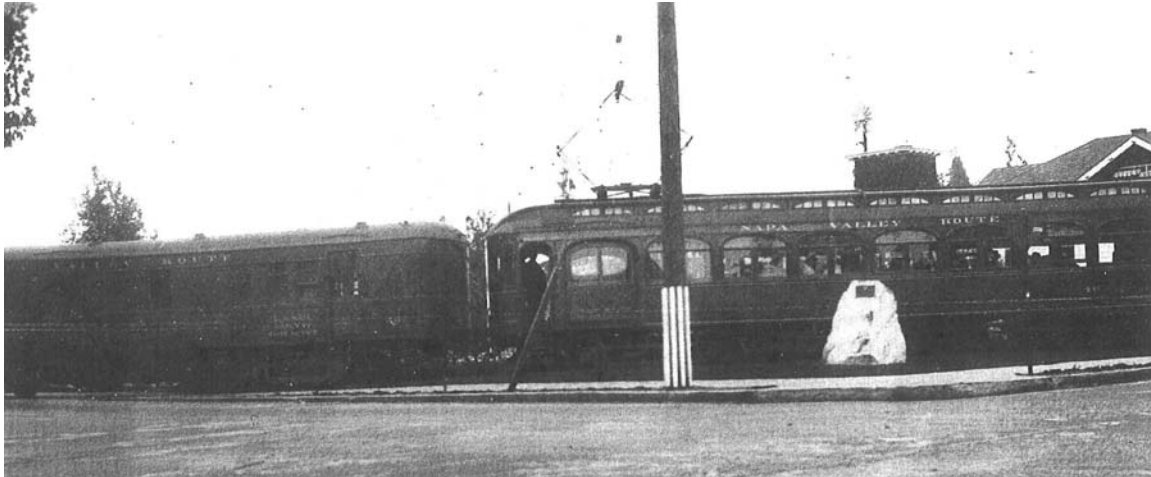
³⁷ Kernberger, *Mark Strong's Napa Valley*, 1.

³⁸ *Ibid.*, 5.

³⁹ *Ibid.*, 5. Swett 52-64.

⁴⁰ Swett, 88.

⁴¹ Swett, 91.



**Interurban electric railroad turning onto Jefferson from Third Street, September 1930.
(Swett & Aiken)**

In 1906, a new company called the San Francisco, Vallejo & Napa Valley Railroad Company (SFV&NV) was formed to expand service northward. Under the new company organization, tracks were completed to St. Helena in 1908. Originally in competition with the VB&NV, the two companies ultimately merged in 1910. Because of financial troubles in 1911, the railroad was sold and reorganized as the San Francisco, Napa & Calistoga Railway Company (SFN&C), which extended the tracks further north to Calistoga in 1912.⁴²

The introduction of the interurban railroad had a huge impact on the development of the Spencer's Addition survey area and the entire city of Napa. For the first time, people were provided with comfortable, fast, dependable transportation, and by 1912, residents of the entire valley relied on the interurban railroad for business and leisure travel. The fashionable Napa Valley resorts and summer estates were finally easy to access, and shipping was facilitated. The railroad also provided hundreds of jobs, and the company payroll was an important boost to the growing economy. Most importantly, the introduction of the interurban railroad spurred residential development in the city of Napa, allowing it to become a bedroom community for workers with jobs in Vallejo and San Francisco. The neighborhoods surrounding the route—especially Spencer's Addition, with its prime location along Jefferson Street and near the "City Limits" stop at Jefferson and Lincoln, and East Napa near the depot on Third Street—flourished and property values increased as a result of the new service.⁴³

RESIDENTIAL & COMMUNITY GROWTH

The beginning of interurban electric railroad service in 1905 spurred residential development in Napa, allowing workers from Vallejo and Mare Island to live in quiet neighborhoods. The train ran along Soscol Avenue to Third Street and then up Jefferson Street, and transit-related development occurred all along the route.⁴⁴ This was especially the case in Spencer's Addition, which had been slow to develop in the nineteenth century but was subdivided and fairly well-developed by 1918. In 1901, there were zero to three houses per block, and the area west of York Street was marked as "Field Beyond."⁴⁵ After the establishment of the interurban electric railroad, residential development

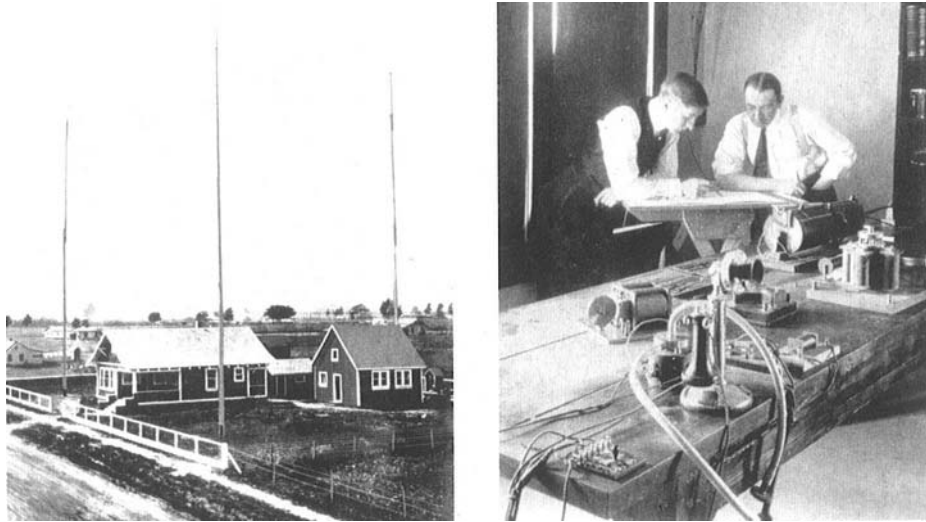
⁴² Ibid., 106-120.

⁴³ Ibid., 179. Bloomfield, 8.

⁴⁴ Bloomfield, 32-33.

⁴⁵ Bloomfield, 32-33.

The residents of Spencer's Addition during the neighborhood's early twentieth century building boom were primarily skilled workers and professionals. Carpenters, teachers, mechanics, teamsters, glove makers, laborers, clerks, mechanics, law enforcement officers, butchers, and nurserymen of all ethnicities built homes in the neighborhood. Notable Spencer's Addition residents during this era included Peter Jensen and Edwin Pridham, who had moved from San Francisco to Napa to work undisturbed on a new telephone receiver. The pair invented a loudspeaker at their Spencer's Addition bungalow (1606 F Street) in 1915, and entertained Napans all summer by playing records over their loudspeaker. The invention was described in the *Napa Register* as "the sounds of music and voices heard throughout the city seeming to come from the heavens." Jensen and Pridham left Napa the following year to establish a factory in Oakland, naming their company Magnavox (Latin for "great voice").⁴⁸



Invention of the loudspeaker at 1606 F Street, 1915
(Coodley & Schmitt, 95)

SOCIAL & CIVIC SERVICES

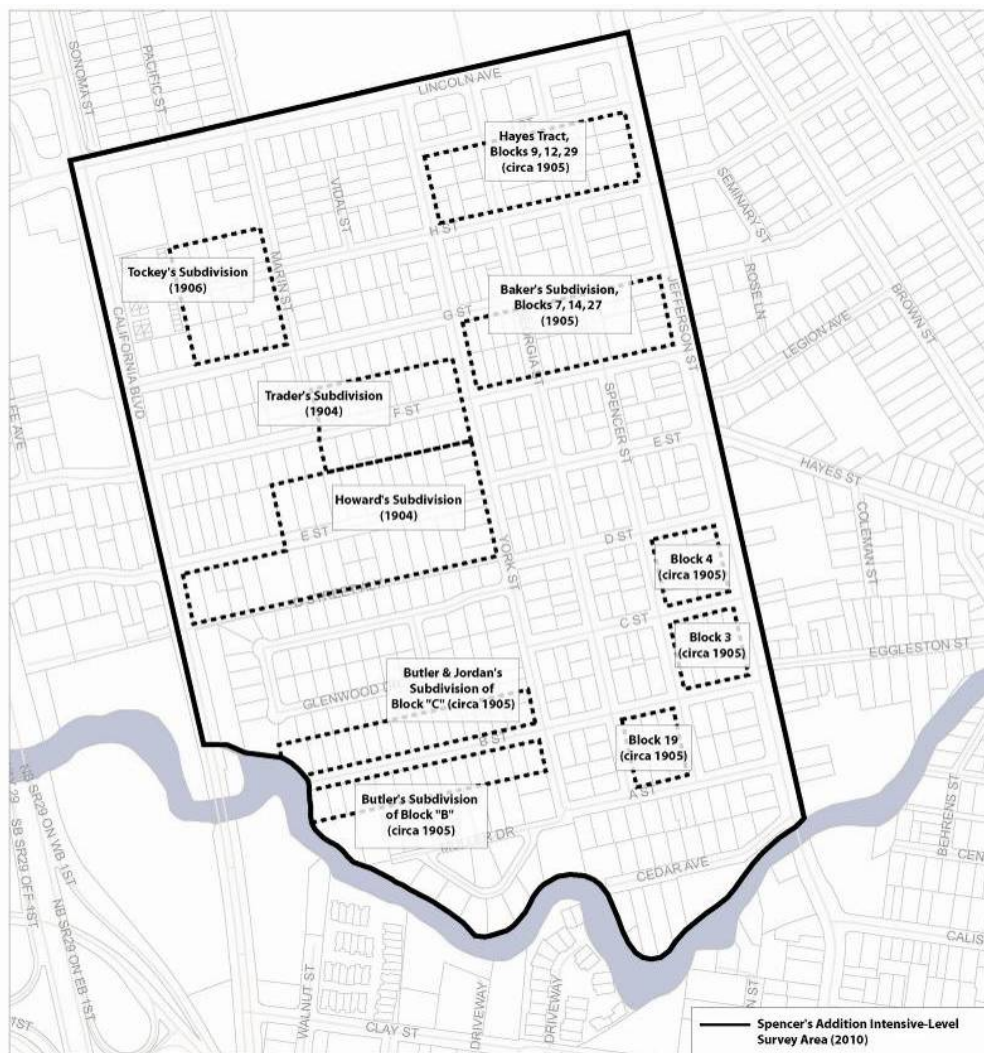
As in the Victorian era, Spencer's Addition still did not have any schools, churches, or parks, and residents continued to rely on development in surrounding neighborhoods to provide educational facilities and other social services. However, the construction of Napa Union High School likely encouraged development in the adjacent areas, with faculty and families building homes in nearby Spencer's Addition. In 1919, the school board voted to construct three new schools, including Napa Union High School at Jefferson and Lincoln streets. Designed by architect William H. Weeks, the school was on the outskirts of town and replaced the existing high school at Polk and Jefferson streets. Construction of the imposing Neoclassical style building was completed in 1921, and continues to dominate the intersection today.⁴⁹

⁴⁸ Coodley and Schmitt, 57.

⁴⁹ Kilgallin, 48. King, 40.



Napa Union High School, n.d.
(Kilgallin, 48)



Map of early twentieth century subdivisions
(Page & Turnbull)

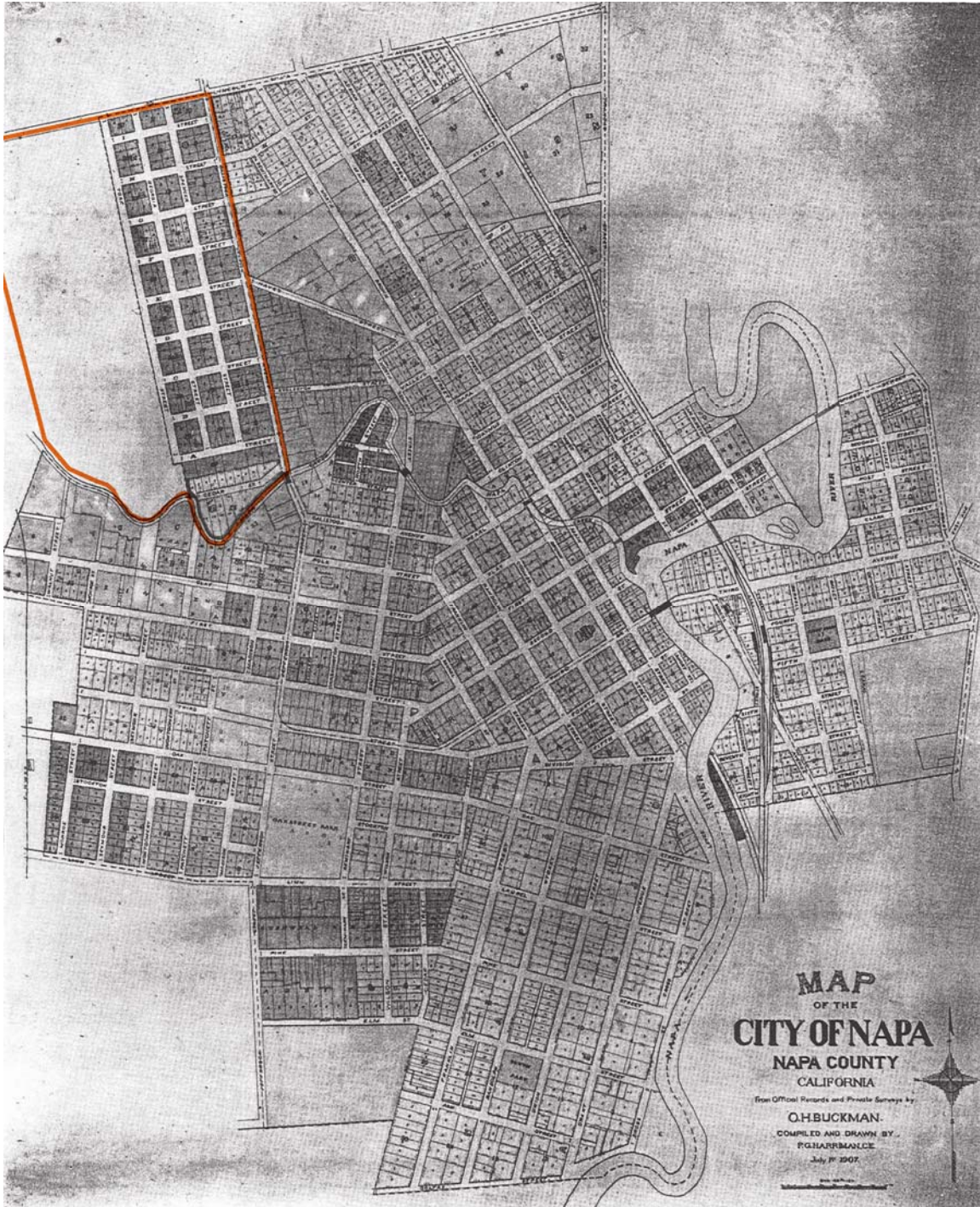
CITY LIMITS EXPANDED

As Napa grew both physically and economically, the incorporated city limits expanded to encompass some additional neighborhoods. By 1907 the city limits included East Napa as far as Silverado Trail, the area just south of Fuller Park, and part of West Napa bounded by Laurel Street on the south and as far west as its irregular western boundary (near Monroe Street, its continuation, First Street, and Walnut Street). The rest of West Napa (south of Laurel Street to Old Sonoma Road) was added in 1914, and Alta Heights and the Napa High School plot were added by the 1920s. The land further west and south of these incorporated areas was still slow to develop, with prune orchards and open fields covering the hillsides along Browns Valley Road and the southern portion of Soscol Avenue; these areas remained as such until well into the twentieth century.⁵⁰

The portion of Spencer's Addition west of York Street remained unincorporated until at least 1918, but a number of subdivisions both inside and outside the city limits were recorded during this era. As in the Victorian era, though, residences were not always developed in conjunction with these subdivisions and surveys, and many parcels remained vacant. Howard's Subdivision (1904) created parcels on E Street west of York Street, while Trader's Subdivision (1904) covered F Street between York and Marin. Baker's Subdivision (1905) further divided Blocks 7, 14, and 27 of the original Spencer's Addition into eight parcels each (bounded by F, York, G, and Jefferson streets). Tockey's Subdivision (1906) covered Blocks 3 and 4 of the original Spencer's Addition (G and H streets, west of Marin Street). Butler's Addition was recorded in 1906, with smaller parcels created by Butler & Jordan's Subdivision of Block "C" on the north side of B Street, west of York Street; Butler's Subdivision of Block "B" on the south side of B Street; and the W.H. Babb Tract of Butler's Addition along A Street between Napa Creek and York Street. The Hayes Tract was recorded sometime before 1918, and included Blocks 9, 12, and 29 of the original Spencer's Addition (bounded by H, York, I, and Jefferson streets). Besides these large-scale additions, the four-parcel blocks of the original Spencer's Addition were subdivided as needed, and houses constructed after the turn of the century were interspersed among the existing nineteenth century residences.⁵¹

⁵⁰ Bloomfield, 2. Weber, *Napa*, 96.

⁵¹ Bloomfield, 32-33. Napa County Recorder's Office.



1907 map of the City of Napa, with Spencer's Addition survey area outlined in orange. While only the portion of Spencer's Addition east of York Street has been incorporated into the city limits at this time, Sanborn Maps and City Directories show that development had already continued west of York Street along B, E, and F streets, which is why the survey area includes the area west of York Street along with the original Spencer's Addition plat. (Darms, 108)

SUMMARY OF SIGNIFICANT THEMES

Development in the early twentieth century (1900-1919) is important because it represents the firm establishment of Spencer's Addition as a working- to middle-class residential neighborhood and demonstrates the influence of transportation on the area's progress. The arrival of the interurban electric railroad on Jefferson Street in 1905 was the major force that shaped the development of Spencer's Addition during this period, raising property values and encouraging construction along the route. At least ten speculative subdivisions were recorded during the early twentieth century, although houses were constructed by individual owners, not in groups by enterprising developers. Despite this growth, social services in the neighborhood were still lacking at this time, and the western half of the survey area remained unincorporated.

ASSOCIATED PROPERTY TYPES

Property types from the early twentieth century located in the Spencer's Addition survey area include only residential properties, which are significant because they demonstrate the type of residential development driven by the arrival of the interurban electric railroad. No commercial, industrial, or civic/ institutional properties from this era are extant within the survey area.

RESIDENTIAL PROPERTIES



Early twentieth century residences, clockwise from top left: Vernacular cottage, E Street (1910); vernacular cottage, B Street (1900); vernacular cottage, G street (1904); 1606 F Street (1905), associated with the invention of the loudspeaker in 1915; large Craftsman style house with associated water tower, Spencer & F streets (1900); Craftsman style cottage (1900). (Page & Turnbull, February 2010)

It was in the early twentieth century that Spencer's Addition truly began to thrive as a residential neighborhood, continuing the patterns of residential development established during the Victorian era. Spurred by the arrival of the interurban electric railroad in 1905, Spencer's Addition continued to feature modest, wood-frame, single-family houses for working-class families rendered in a variety of architectural styles. Houses from the early twentieth century were interspersed among the existing nineteenth century residences, and by the beginning of World War I, the original Spencer's Addition plat and B, E, and F streets west of York Street were beginning to fill in. A number of residential

subdivisions were recorded during this era, although many parcels remained vacant and the city limits were not yet officially expanded beyond York Street. There are also a number of early twentieth century cottages in today's Spencer's Addition which were moved into the area in recent years in response to development pressures in other neighborhoods (see page 67).

Architectural Description

Similar to the Victorian era, the early twentieth century in the Spencer's Addition survey area resulted in primarily modest single-family houses rendered in a variety of styles. Structural systems and siding were primarily wood. Architectural styles popular in early twentieth century represented in the survey area include Classical Revival, Shingle, Craftsman, Simple Bungalow, and vernacular styles. A common form found in the area is the one-story, wood frame cottage with a pyramidal roof and simple porch with turned wood columns. Early twentieth century houses in Spencer's Addition were almost exclusively constructed individually, not developed as speculative tracts.

Early twentieth century houses in the survey area tend to be set back from the lot line at the front and/or rear, allowing space for a yard or garden. Most early twentieth century homes have associated ancillary buildings—such as storage sheds and occasionally water towers—located at the rear of the lot, although a number of these outbuildings have been converted to residential use in recent years. Typically utilitarian in nature, these buildings are primarily one-story buildings of wood-frame construction designed in a simple, vernacular style; they typically feature rustic wood siding and seldom exhibit ornamentation or refined finish treatments. Early twentieth century water towers resemble those constructed during the Victorian era, and tend to date to before the arrival of the interurban railroad 1905 (indicating that a property was originally far removed from any infrastructure that would have provided a reliable water supply).

Spencer's Addition is still a residential neighborhood, and its early twentieth century houses typically still feature their original residential use, although it should be noted that a number of residences on Jefferson Street and Lincoln Avenue have been converted to commercial uses in recent years.

Character-Defining Features

Residential buildings in the Spencer's Addition survey area associated with the theme of early twentieth century residential development patterns exhibit the following character-defining features:

- Location in Spencer's Addition (especially in the original Spencer's Addition plat, or along B, E, or F streets)
- Single-family occupancy (modest in size)
- Early twentieth century architectural style and form
- Set back from lot line
- One story (or one story with raised basement)
- Wood-frame construction
- Gable or hip roof (pyramidal roofs are especially common, and are the best indicator for differentiating early twentieth century vernacular cottages from Folk Victorian cottages)
- Wood cladding (horizontal siding or shingles)
- Simple wood ornamentation
- Wood-sash windows (typically double-hung)
- Wood door (glazed or paneled)
- Associated ancillary buildings (e.g. storage shed or water tower)

Significance

Early twentieth century residences are likely to be significant because they demonstrate the neighborhood's continuing residential development patterns and the impact of the interurban electric railroad. In order to be eligible for listing in the local, state, or national historic register, early twentieth century residential properties in the Spencer's Addition survey area must be significant under at least one of the following criteria.

NRHP Criterion A/CRHR Criterion 1/HRI Landmark Criterion A (Events, Patterns and Trends)

A residence from the early twentieth century would likely be significant under Criterion A/1/A (Events, Patterns and Trends) as a representation of the survey area's continuing development as a working-class residential area following the arrival of the interurban electric railroad. Groups of houses that all represent this theme would likely be eligible as a district. Additionally, the presence of residential outbuildings might bolster the significance of an early twentieth century residence, as they help convey the building's association with the neighborhood's pre-interurban development. A residence or group of residences may also be significant under Criterion A/1/A if it is associated with a particular event. For example, 1606 F Street is listed as a local landmark for its association with the invention of the loudspeaker in 1915.

NRHP Criterion B/CRHR Criterion 2/HRI Landmark Criterion B (Person)

A residence may be significant under Criterion B/2/B (Person) if it is found to be associated with the life of a significant member of Napa's community, such as a prominent merchant or professional, or an influential civic or community leader. However, note that a residence eligible under Criterion B/2/B should be the best or only remaining representation of the person's influence or achievements and not simply their place of residence.

NRHP Criterion C/CRHR Criterion 3/HRI Landmark Criterion C (Design/Construction)

A residence may be significant under Criterion C/3/C (Design/Construction) as an example of the workers' cottage building type or one of the popular early twentieth century architectural styles (i.e. Craftsman or Classical Revival). Since residences in Spencer's Addition were typically modest, working-class cottages, they represent vernacular forms rather than high-style examples of these styles; as such, these residences may not qualify individually, but could be considered as contributors to a district. Residences in the survey area are not likely to be significant under this criterion as the work of a master, as most were not architect-designed.

Integrity Considerations

In order to be eligible for listing in the local, state, or national historic register, a property must retain sufficient integrity to convey its significance as part of the early twentieth century residential development theme. An early twentieth century residence that has sufficient integrity will retain a majority of the character-defining features listed above.

- A residence significant under Criterion A/1/A should have integrity of location, design, setting, and feeling as part of an early twentieth century working-class neighborhood at the minimum. For residential districts that may be found within Spencer's Addition, cohesion among the building is more important than the design qualities of the individual buildings.
- A residence significant under Criterion B/2/B should retain integrity of association, design, and feeling at the minimum because retention of the physical features that convey the time period during which the property was connected to a significant person is critical. Later alterations may not affect the integrity of properties significant under this criterion if the significant person was still connected to the property when the alterations were completed.

- Integrity of design, materials, workmanship, and feeling are the key aspects for a property to convey its significance under Criterion C/3/C. If the property is significant under this criterion as an example of the workers' cottage building type or an early twentieth century architectural style, it is possible for some materials to be replaced without drastically diminishing the property's overall integrity, as long as these alterations are subordinate to the overall character of the building and/or follow the *Secretary of the Interior's Standards for Rehabilitation*. For example, a residence may retain sufficient integrity if it has undergone minor alterations (i.e. window replacement or alterations to the stairs), while a similar property which had been substantially changed (i.e. stripped of its wood ornament, re-clad in stucco, or given a second story addition) would not qualify.
- *Integrity consideration for commercial uses:* Residences that have been converted to commercial use, such as those along Jefferson Street or Lincoln Avenue, are still eligible for listing under all criteria as long as they retain their overall form and architectural character. While such buildings no longer retain their original use, they can still be fine examples of early twentieth century architectural styles, building types, and residential development patterns.
- *Integrity consideration for moved resources:* Early twentieth century residences which have been moved—either from outside the neighborhood or within it—no longer retain integrity of location. However, if an early twentieth century house was moved within the neighborhood or to the area before World War II, it may still contribute to development patterns under Criterion A/1/A. If the house was moved from outside the area after World War II, it is no longer eligible under Criterion A/1/A. Regardless of when the property was moved, a relocated cottage will likely still be able to convey its significance under Criterion C/3/C if its overall form and architectural character are intact.
- *Integrity consideration for associated outbuildings:* As during the Victorian era, many early twentieth century residential properties contained associated ancillary buildings. These outbuildings derive their significance from the significance of the residence, and are typically not eligible in their own right. If they retain their overall form, architectural character, and utilitarian nature, these outbuildings can contribute to the overall significance and integrity of the residence. Thus, under all criteria, an early twentieth century residence which retains its ancillary buildings would be considered to have especially high integrity.

Prohibition & Depression (1920-1939)

In the 1920s and 1930s, Napa was a blue-collar community. Most men worked union jobs at the local factories or at the nearby Mare Island Naval Shipyard.⁵² Mare Island Naval Shipyard near Vallejo was a major source of employment for many Napa residents. Established in the mid-nineteenth century, Mare Island was engaged in major shipbuilding efforts during World War I, and became one of the Navy's premier shipyards. By the 1930s, Mare Island was the largest single industrial plant in Northern California, employing men and women 24 hours a day. In 1932, Napa was home to more than 300 Mare Island workers—many of whom lived in Spencer's Addition—who built houses and patronized local banks and establishments.⁵³

This era saw steady construction of single-family homes and the establishment of more factories throughout the city, but Prohibition (1920-1933) and the Great Depression greatly curbed the city's economic development. The Spencer's Addition survey area continued to grow as a residential neighborhood, but changes in transportation, specifically the increased popularity of the automobile, also impacted the area's development.

TRANSPORTATION CHANGES

The increased popularity of the automobile brought dramatic changes to Napa's transportation services and urban form, and by the end of the 1930s, buses and trucks had replaced the city's railroads and ferries. As more commuters began driving cars after World War I, ferry lines into Napa from Vallejo or San Francisco modified their vessels to accommodate cars, trucks, and buses to offset any decrease in passengers and freight caused by automobiles. For example, the Monticello Steamship Line's "Napa Valley" and "Asbury Park" were rebuilt and widened to carry autos in 1922, and other competitors followed suit.⁵⁴

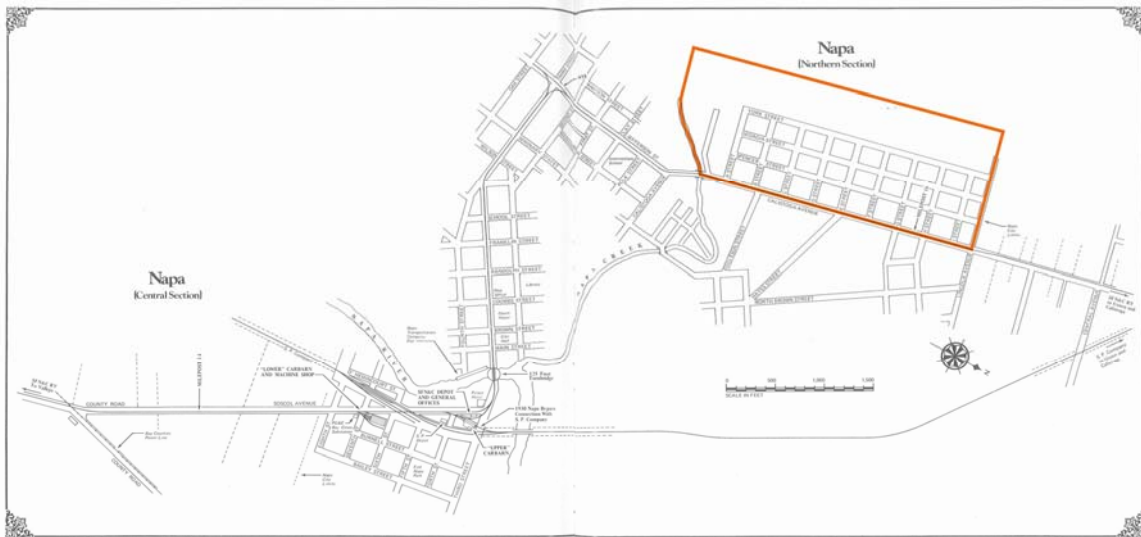
The Spencer's Addition survey area was particularly affected by changes to railroad service, as so many of its residents had relied on public transportation. Southern Pacific discontinued its steam passenger service to Napa in 1929, substituting a bus and truck service thereafter. The SFN&C interurban electric railroad also reduced its service (due to competition from Highway 29, which ran on a route parallel to the tracks), and on September 21, 1930, the line re-routed all its trains through Napa over the Southern Pacific tracks and eliminated all street operation. The new route's closest stops to Spencer's Addition were now along the tracks near Pueblo Street, north of the city limits. By eliminating the turn at Third and Jefferson streets, the interurban company had no way of turning cars on its own property after the rerouting. In addition to the increased competition from automobiles, the SFN&C suffered a catastrophic setback in 1932 when a fire destroyed the company's Napa car barn, substation, and several cars, paralyzing service for months. The SFN&C sold at foreclosure in 1935 and was reorganized as San Francisco & Napa Valley Railroad Company (SF&NV), which ultimately profited from bus, not rail, transportation. The interurban had its final passenger rail excursion from Vallejo to Napa and return in 1938, and by 1939 the SF&NV had removed the tracks from Napa to Calistoga and abandoned the track and yard in Napa. By the beginning of World War II, only the freight line servicing Mare Island remained.⁵⁵

⁵² Coodley, "A River into Which None Can Step Twice," *Napa Valley Marketplace* (October 2007).

⁵³ Weber, *Roots of the Present: 1900 to 1950*, 206. Coodley and Schmitt, 71. Weber, *Napa*, 102.

⁵⁴ Swett, 483.

⁵⁵ Swett, 329, 390, 547-548. Coodley, "Listening For Trains," *Napa Valley Marketplace*, (October 2006). *Napa, the Valley of Legends*, 79-80.

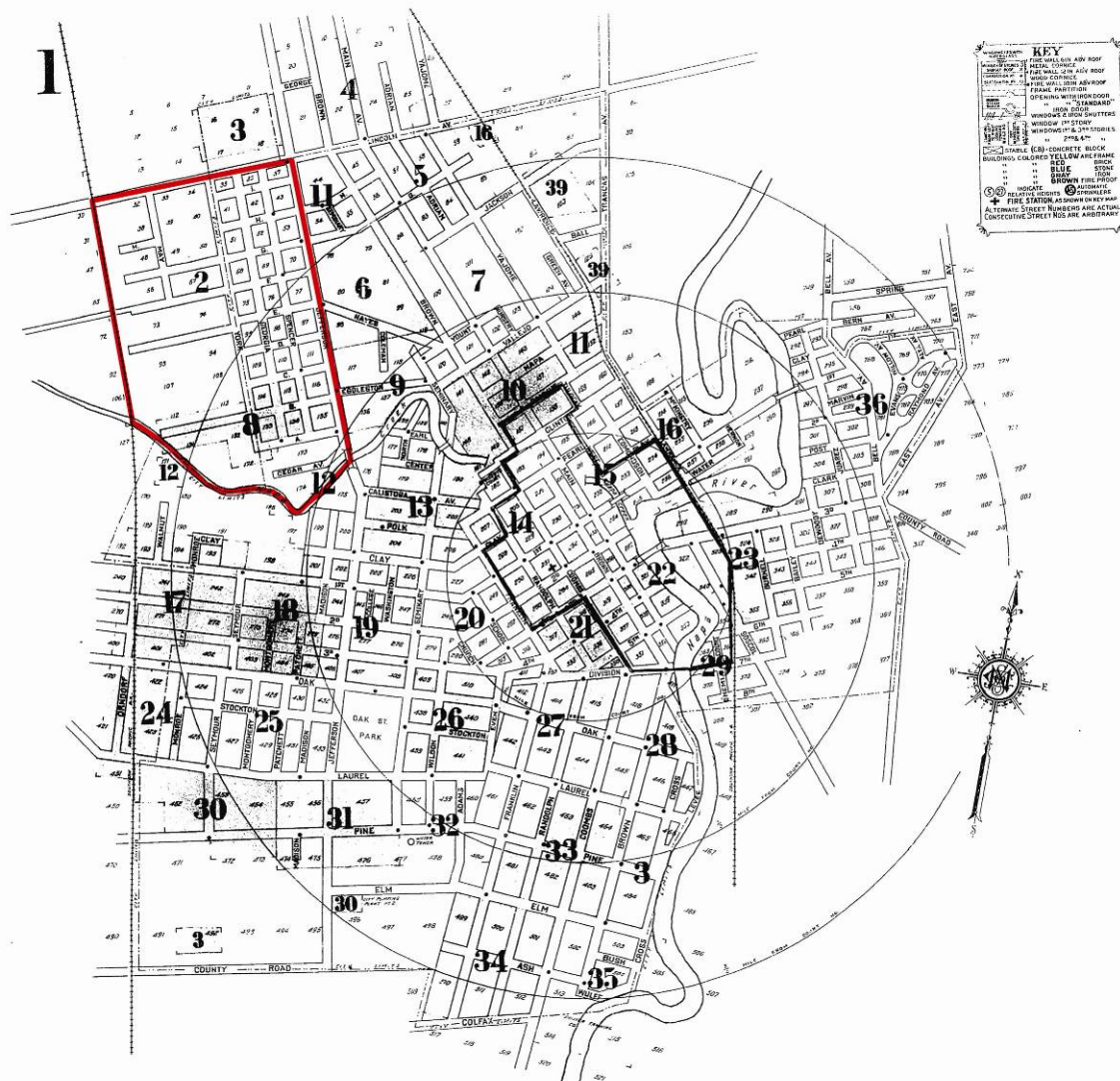


Map showing re-routing of interurban electric railroad, effective September 21, 1930. Note that Spencer's Addition (outlined in orange) was no longer served by the SFN&C railroad after this change: the "wye" at Jefferson & Third streets was eliminated, street service along Jefferson ceased, and the new route's closest stop was north of city limits. (Swett, 330-331)

JEFFERSON STREET & HIGHWAY 29

The development and improvement of the St. Helena Highway (Highway 29) connected Napa Valley to Vallejo, and was indicative of a major shift in attitudes towards transportation. The highway was officially designated with State Route signage in 1934, but continued to undergo improvements and further definition. The route was improved in segments starting in 1909, and by 1937, the highway had reached its full extent; it ran along the current route of Highway 221 and Soscol Avenue, crossing the river at Third Street and continuing through the downtown business district to Jefferson Street, where it then turned north towards St. Helena through Spencer's Addition. It was not until 1984 that Highway 29 was rerouted to the west over the Napa River Bridge, leaving Soscol Avenue, Third Street, and Jefferson Street as surface streets, rather than highway routes, as they are today.⁵⁶ Additionally, the portion of Calistoga Avenue that ran through Spencer's Addition was renamed Jefferson Street in 1924.

⁵⁶ Napa County Genealogy. "Timeline of Napa County History." 15 December 2003. Excerpted from *From Golden Fields to Purple Harvest*. <http://www.cagenweb.com/napa/2napa_chron.htm> (accessed 17 October 2008). California Highways. State Route 29. <<http://www.cahighways.Califionorg/025-032.html#029>> (accessed 3 March 2009). Weber, *Roots of the Present: 1900 to 1950*, 229-234.



Sanborn Fire Insurance key map showing Napa in 1924, with Spencer's Addition survey area outlined in orange. Note that B, E, F, and G streets now extend west of York Street, but the city limits still end at York Street.

URBAN & COMMUNITY DEVELOPMENT

The city experienced a post-World War I building boom and the size, style, and layout of the houses constructed during the Roaring Twenties began to reflect the California bungalow fashion and newer architectural trends. In Spencer's Addition, construction of single-family residences occurred steadily especially after the construction of Napa Union High School, and by 1924, the neighborhood's blocks generally contained five to eight one- or two-story houses.⁵⁷ There were no multiple-family residences, although many homes had multi-generational occupancies and/or in-law units at the rear of the parcel.⁵⁸ The new houses were clad in stucco instead of wood, became longer and lower, abandoned front porches, and featured garages (often detached). Popular architectural styles included Craftsman, Spanish Eclectic, Mediterranean Revival, and Tudor Revival styles.⁵⁹ However,

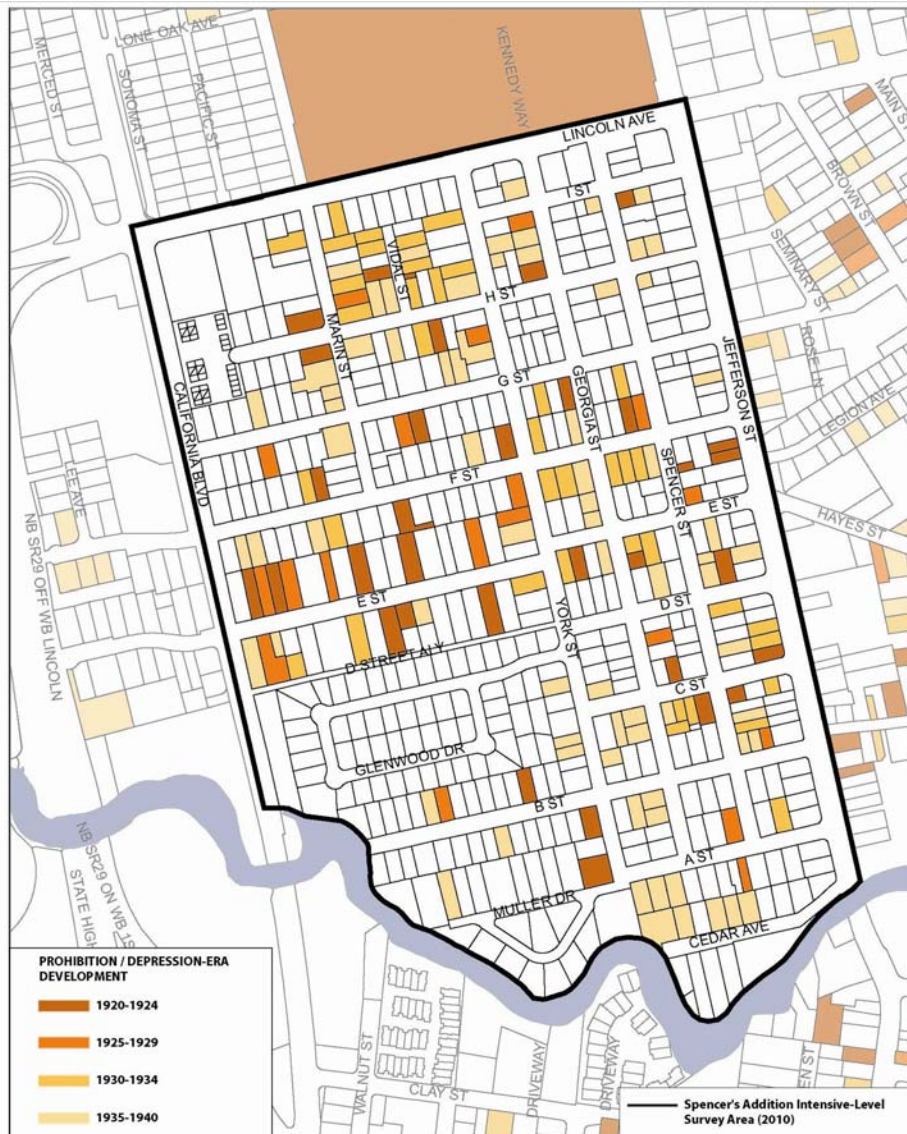
⁵⁷ Sanborn Fire Insurance Maps (1924)

⁵⁸ Napa City Directories (1928, 1935)

⁵⁹ Bloomfield, 13.

little construction occurred in Spencer's Addition after the interurban electric railroad was re-routed in the 1930s.

As in previous eras, residents continued to be primarily skilled workers, holding jobs such as clerks, salesmen, factory workers, electricians, nurses, and builders/contractors. At least half of the residences were owner-occupied. Even though the neighborhood was increasingly built out during this era, there were still some vestiges of the area's agricultural heritage: a poultry shed on E Street, a large hay barn on Lincoln Avenue, and a nursery on Jefferson Street appear on the 1924 Sanborn Fire Insurance map.⁶⁰ Commercial and civic uses were still notably absent, with the exception of the Church of the Nazarene at the corner of F and York streets (late 1930s), a grocery store at Lincoln and Jefferson, and a dental laboratory on F Street.⁶¹

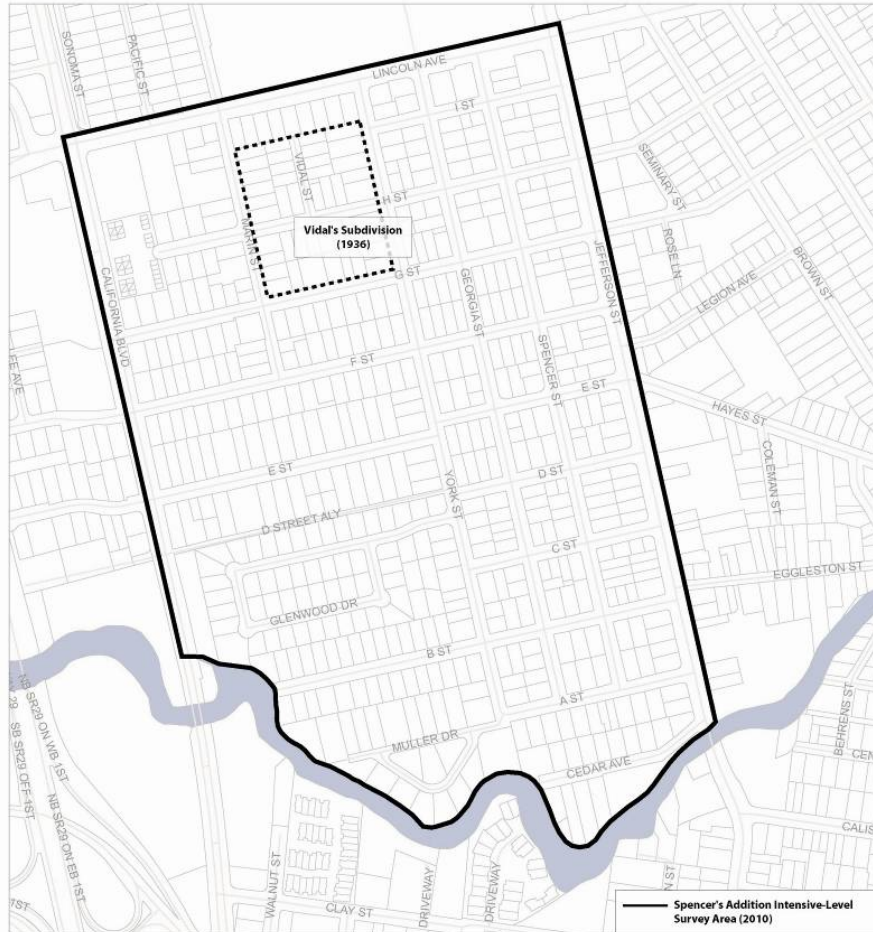


Map of Prohibition- and Depression-era development
(Page & Turnbull)

⁶⁰ Napa City Directories (1928, 1935). Sanborn Fire Insurance Maps (1924)

⁶¹ Sanborn Fire Insurance Maps (1924)

As in previous eras, much of the construction in Spencer's Addition in the 1920s and 1930s occurred piecemeal, but one major subdivision was recorded in the neighborhood. Vidal's Subdivision (1936), bounded by G Street, York Street, Lincoln Avenue, and Marin Street (originally May Street, later Tockey Street), created 41 parcels and established the Vidal Street cul-de-sac. Outside Spencer's Addition, the city limits continued to expand as growth in Napa started to become less reliant on proximity to public transportation, although the onset of the Great Depression and the decline of interurban rail service by the late 1930s slowed building in some of the historically residential neighborhoods.



**Vidal's Subdivision (1936) was the only new subdivision recorded in the 1920s and 1930s
(Page & Turnbull)**

SUMMARY OF SIGNIFICANT THEMES

Development during the Prohibition and Depression era (1920-1939) is important in Spencer's Addition because it represents a building boom that finally filled in the neighborhood, construction of a new type of residence, and transportation changes that would alter the form of the built environment in the future. The steady construction of residences—specifically bungalows—in Spencer's Addition in the 1920s continued the trends established in the first decades of the twentieth century: the interurban electric railroad continued to be a major force in the neighborhood until 1930, when the trains were rerouted away from Jefferson Street.

ASSOCIATED PROPERTY TYPES

As in previous eras, the primary property type from the 1920s and 1930s located in Spencer's Addition was residential, specifically bungalows, which are significant because they illustrate the post-World War I building boom and the continuing subdivision of the neighborhood, the early influence of the automobile, and the arrival of the "California bungalow" form. This era was one of the most important in the survey area's history, as the neighborhood finally filled in during this time. With the exception of the church at the corner of F and York streets (late 1930s), there are no civic or institutional properties, commercial properties, or industrial properties from this era extant within the survey area.

RESIDENTIAL PROPERTIES: BUNGALOWS

During the 1920s and early 1930s, Spencer's Addition continued to thrive as a residential neighborhood. By the late 1920s, it had experienced another building boom, and had begun to fill in with modest working-class houses, especially in the original Spencer's Addition plat and along B, E, and F streets west of York Street. The onset of the Great Depression and the decline and eventual end of interurban rail service contributed to a decline in new construction in older residential neighborhoods like Spencer's Addition, although Vidal's Subdivision (1936) at the north edge of the survey area did result in the construction of a group of bungalows in the late 1930s.



Photographs of Prohibition- and Depression-era bungalows, clockwise from top left: Tudor Revival house, Georgia Street (1936); Moderne house, Georgia Street (circa 1930); Pueblo Revival style house, H Street (1923); Mediterranean Revival style house, C Street (1937); stucco-clad Craftsman bungalow, Georgia Street (1926); and wood-clad Craftsman bungalow, E Street (1921). (Page & Turnbull, February 2010)

Architectural Description

Single-family homes from this era are widespread in Spencer's Addition. Prohibition- and Depression-era single-family residences were designed in the size, style and layout of the California bungalow. Most were still of wood-frame construction, but were clad in stucco, a cladding material that has been popular since the 1920s. Architectural styles popular in the 1920s and 1930s represented in the survey area include Craftsman, Spanish Eclectic, Mediterranean Revival, Pueblo Revival, Tudor Revival, Art Deco, and Art Moderne. Prohibition and Depression-era bungalows in

Spencer's Addition were almost exclusively constructed individually, not developed as speculative tracts, although there are a few small groups of identical houses clearly built as developments.

Prohibition- and Depression-era houses tend to be set back from the lot line at the front and/or rear, allowing space for a yard or garden. Most bungalows in Spencer's Addition also feature detached garages at the rear or side of the property designed to match the bungalow's architectural style, which was a new development pattern that corresponded with the widespread popularity of the automobile.

Spencer's Addition is still a residential neighborhood, and its Prohibition- and Depression-era bungalows typically feature their original residential use, although it should be noted that a number of residences on Jefferson Street and Lincoln Avenue have been converted to commercial uses in recent years.

Character-Defining Features

Residential buildings in Spencer's Addition associated with the theme of Prohibition- and Depression-era residential development patterns exhibit the following character-defining features:

- Location in Spencer's Addition (especially in original Spencer's Addition plat, along B Street, E Street, and F Street, or Vidal's Subdivision)
- Single-family occupancy
- California bungalow architectural style and form
- One story
- Wood-frame construction
- Gable or hip roof
- Stucco or wood cladding
- Little or no ornamentation
- Wood-sash windows (typically double-hung, fixed, or casement)
- Driveway and/or detached garage (sometimes designed to match the residence's architectural style)

Significance

Prohibition- and Depression-era residences are likely to be significant because they work alongside residences from previous eras to demonstrate the continuing development of Spencer's Addition as a working-class residential neighborhood. Residences from this era also demonstrate the early influence of the automobile and the arrival of the "California bungalow" form. In order to be eligible for listing in the local, state, or national historic register, Prohibition- and Depression-era houses in Spencer's Addition must be significant under at least one of the following criteria.

NRHP Criterion A/CRHR Criterion 1/HRI Landmark Criterion A (Events, Patterns and Trends)

A Prohibition- or Depression-era house would likely be significant under Criterion A/1/A (Events, Patterns and Trends) as a representation of the survey area's continuing development as a working-class residential area, reflecting the continued subdivision of the neighborhood and the building boom following construction of Napa Union High School. Groups of houses that all represent this theme would likely be eligible as a district.

NRHP Criterion B/CRHR Criterion 2/HRI Landmark Criterion B (Person)

A house may be significant under Criterion B/2/B (Person) if it is found to be associated with the life of a significant member of Napa's community, such as a prominent merchant or professional, or an influential civic or community leader. However, note that a residence eligible under Criterion B/2/B should be the best or only remaining representation of the person's influence or achievements and not simply their place of residence.

NRHP Criterion C/CRHR Criterion 3/HRI Landmark Criterion C (Design/Construction)

A residence may be significant under Criterion C/3/C (Design/Construction) as an example of one of the popular Prohibition- and Depression-era architectural styles (i.e. Craftsman, Spanish Eclectic, Mediterranean Revival, or Tudor Revival), or as an example of the California bungalow building type. Prohibition- and Depression-era residences in Spencer's Addition are typically modest and represent vernacular forms rather than high-style examples of these forms and styles; as such, these residences may not qualify individually, but could be considered as contributors to a district. Residences in the survey area are not likely to be significant under this criterion as the work of a master, as most were not architect-designed.

Integrity Considerations

In order to be eligible for listing in the local, state, or national historic register, a property must retain sufficient integrity to convey its significance as part of the Prohibition-era residential development theme. A Prohibition- or Depression-era residence that has sufficient integrity will retain a majority of the character-defining features listed above.

- A house significant under Criterion A/1/A should have integrity of location, design, setting, and feeling at the minimum. For residential districts that may be found within Spencer's Addition, cohesion among the buildings is more important than the design qualities of the individual buildings.
- A residence significant under Criterion B/2/B should retain integrity of association, design, and feeling at the minimum because retention of the physical features that convey the time period during which the property was connected to a significant person is critical. Later alterations may not affect the integrity of properties significant under this criterion if the significant person was still connected to the property when the alterations were completed.
- Integrity of design, materials, workmanship, and feeling are the key aspects for a property to convey its significance under Criterion C/3/C. If the property is significant under this criterion as an example of a Prohibition and Depression-era architectural style, it is possible for some materials to be replaced without drastically diminishing the property's overall integrity, as long as these alterations are subordinate to the overall character of the building and/or follow the *Secretary of the Interior's Standards for Rehabilitation*, or the changes have gained significance in their own right. For example, a residence may retain sufficient integrity if it has undergone minor alterations (i.e. window replacement or alterations to the stairs), while a similar property which had been substantially changed in recent years (i.e. re-clad in modern materials, or given a second story addition) would not qualify.
- *Integrity consideration for commercial uses:* Houses which have been converted to commercial use, such as those along Jefferson Street or Lincoln Avenue, are still eligible for listing under all criteria as long as they retain their overall form and architectural character. While such buildings no longer retain their original use, they can still be fine examples of Prohibition and Depression-era architectural styles, building types, and residential development patterns.

CIVIC & INSTITUTIONAL PROPERTIES

Church of the Nazarene—currently the Kolbe Academy—at the corner of F and York streets (late 1930s), and was the first and only historic institutional use in Spencer's Addition. This building is a good example of the Gothic Revival style, and is likely significant under Criterion C/3/C.



**Church of the Nazarene, now Kolbe Academy, at F and York streets (circa 1935)
(Page & Turnbull, February 2010)**

Architectural Description

The only Prohibition- and Depression-era church building in the survey area is two stories in height, of steel frame construction, and clad in stucco. The building's ecclesiastical character is expressed in its basilica plan and gothic design and decoration.

Character-Defining Features

The only Prohibition- and Depression-era church in Spencer's Addition exhibits the following character-defining features:

- Location in Spencer's Addition
- Gothic Revival style
- Basilica plan with articulated side-aisles
- Two stories
- Steel frame construction
- Stucco cladding
- Engaged buttresses
- Pointed arch windows with gothic tracery
- Gable roof with parapets at gable ends

Significance

In order to be eligible for listing in the local, state, or national historic register, Prohibition- and Depression-era institutional and civic properties in the Spencer's Addition survey area must be significant under at least one of the following criteria.

NRHP Criterion A/CRHR Criterion 1/HRI Landmark Criterion A (Events, Patterns and Trends)

A civic/institutional property from the Prohibition and Depression era may be significant under Criterion A/1/A (Events, Patterns and Trends) if it strongly represents social, religious, cultural or other demographics of the Spencer's Addition neighborhood. Such associations could provide indicators of development and community trends in the neighborhood.

NRHP Criterion B/CRHR Criterion 2/HRI Landmark Criterion B (Person)

A civic or institutional property may be significant under Criterion B/2/B (Person) if it is found to be associated with the life of a significant member of Napa's community, such as a prominent religious leader.

NRHP Criterion C/CRHR Criterion 3/HRI Landmark Criterion C (Design/Construction)

A civic or institutional property may be significant under Criterion C/3/C (Design/Construction) as an example of an architectural style, such as the Gothic Revival style. The property may be significant under this criterion as the work of a master, as it was designed by a known architect and builder.

Integrity Considerations

In order to be eligible for listing in the local, state, or national historic register, a church must retain sufficient integrity to convey its significance as Prohibition- and Depression-era institutional or civic resource. A property from this period that has sufficient integrity will retain a majority of the character-defining features listed above.

- A church significant under Criterion A/1/A should have integrity of location, design, setting, and feeling at the minimum.
- A church significant under Criterion B/2/B should retain integrity of association, design, and feeling at the minimum because retention of the physical features that convey the time period during which the property was connected to a significant person is critical.
- Integrity of design, materials, workmanship, and feeling are the key aspects for a church to convey its significance under Criterion C/3/C. If the property is significant under this criterion as an example of a Prohibition and Depression-era architectural style, it is possible for some materials to be replaced without drastically diminishing the property's overall integrity, as long as these alterations are subordinate to the overall character of the building and/or follow the *Secretary of the Interior's Standards for Rehabilitation*. However, changes to the building's overall form, proportions, and cladding would not be acceptable.

World War II & Post-War Era (1940-1965)

When the United States entered World War II in 1941, the entire Bay Area quickly became an arsenal for the production of wartime supplies as well as the departure point for the Pacific Theater, and nearly half a million people from all over the country flocked to the Bay Area for employment. Wartime industries were especially important for American women, who went to work in the factories and shipyards as men enlisted in the armed forces; many Napa women found jobs at Basalt Rock Company and Mare Island. Napa's main contribution to the war effort came in supplying housing for defense workers, rather than in the actual production of goods.⁶²

In 1930, Napa had a population of only 6,437; by 1950, that figure had jumped to over 13,000.⁶³ Because of the large influx of people, infrastructure improvements and rapid suburban development occurred in Napa during the war and continued well into the postwar era. Affordable cars and access to cheap gasoline following World War II allowed more families than ever to own cars; combined with the population boom, this new dependence on automobiles radically altered the urban form of Napa and other American cities. The construction of seventy-one new subdivisions were recorded from 1946 through 1951, comprising nearly 2,000 lots, and the Napa city limits were enlarged several times by the city council to incorporate these new developments.⁶⁴

WARTIME INDUSTRIES

Major war industries did not settle in the city of Napa, but the Basalt Rock Company and nearby Mare Island Naval Shipyard provided employment for many Napers and made a great contribution to the war effort. Twenty percent of the 25,000 workers at Mare Island lived in Napa and commuted to the shipyard daily, many of whom lived in Spencer's Addition.⁶⁵ The Basalt Rock Company built barges and ships for the Navy during World War II; the company built an entire shipyard just south of the city, and employed nearly 3,000 people at peak production during the war.⁶⁶ Defense workers in other Bay Area industries also settled in Napa, boosting the town's economy. Wartime industries were especially important for American women, who went to work in the factories and shipyards as men enlisted in the armed forces; many Napa women found jobs at Basalt and Mare Island.

During and after the war, the Napa State Hospital, Rough Rider Clothing, and Sawyer Tannery remained important employers in Napa, especially for those in working-class neighborhoods such as Spencer's Addition. Women working blue-collar jobs faced a difficult transition after the war; the women at Mare Island were all laid off when the male workers returned from the front, and were forced to seek employment elsewhere. Many women found jobs as nurses at the Napa State Hospital, which had 4,000 patients in 1941.⁶⁷ Other industries employed both men and women after the war, but faced increasing international competition as shipping and transportation improved. While Napa's manufacturing had historically been based on its agricultural roots, the new, more mobile workforce made the economy of postwar Napa increasingly dependent on the industries and trends of the greater Bay Area.

⁶² Bloomfield, 9-10

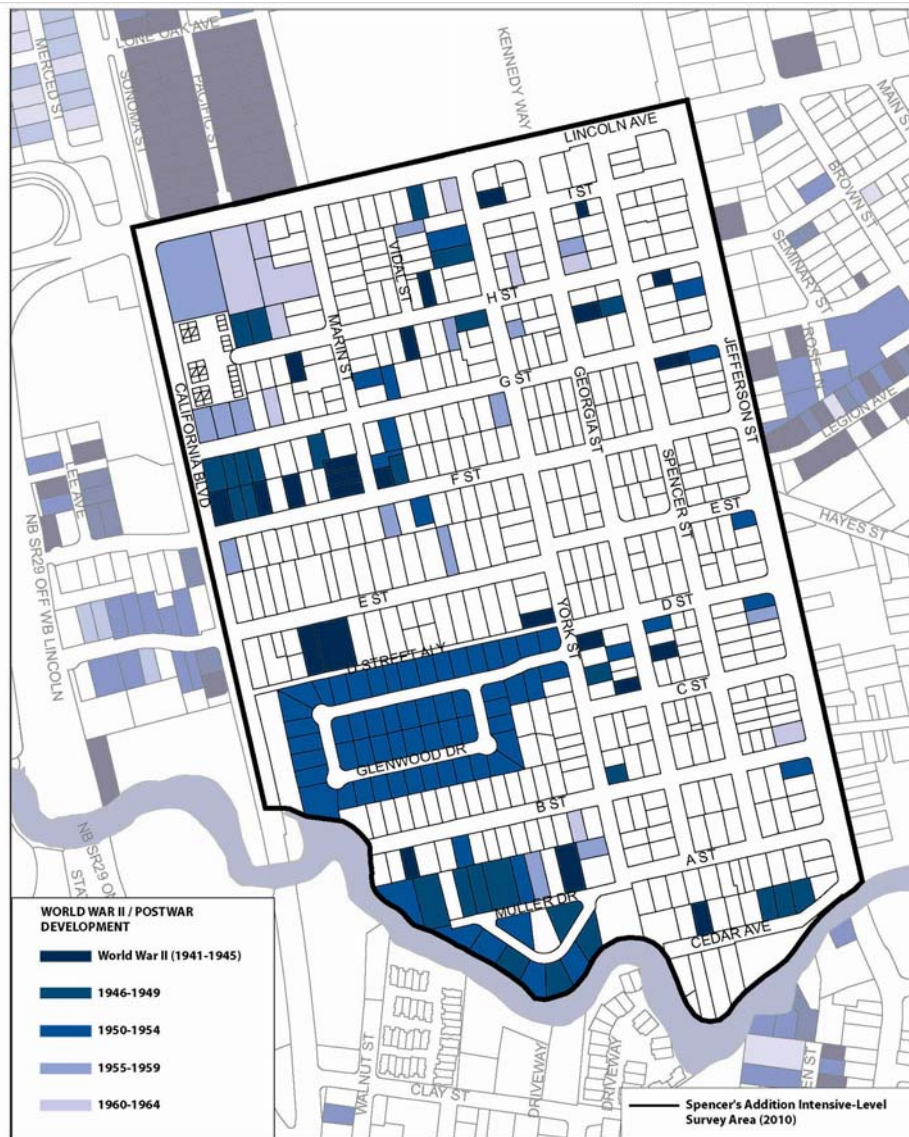
⁶³ Coodley and Schmitt, 128.

⁶⁴ Weber, *Roots of the Present: 1900 to 1950*, 252.

⁶⁵ Ibid., 126

⁶⁶ Ibid., 124-128. *Napa, the Valley of Legends*, 12.

⁶⁷ Coodley and Schmitt, 127.



Map of World War II-era and postwar development
(Page & Turnbull)

SUBURBAN DEVELOPMENT

Because of the sudden influx of wartime workers, the existing communities where the defense plants were located could not supply enough housing, and new arrivals looked to the surrounding cities for homes. Some people regularly commuted three to five hours daily for shipbuilding and other wartime jobs, and thousands of wartime workers, mostly employed at Mare Island, lived in Napa. Napa was declared a “defense housing area,” which meant that people could buy homes with only a 0 to 5% down payment.⁶⁸ Quality and quantity of housing in Napa changed with the war, and Napans were asked to make living space available to workers arriving from across the country. Workers in Napa often lived in temporary government wartime housing projects; built small, prefabricated defense cottages; rented a room in a stranger’s house; lived in “hot bunks” shared by those who worked different shifts; or lived in one of many new trailer homes. Some workers even

⁶⁸ Weber, *Roots of the Present: 1900 to 1950*, 252.

camped at the Napa fairgrounds at Fourth and Burnell Streets.⁶⁹ During this period, Napa retained its previous character as a blue-collar community, and whereas Richmond and Oakland received an influx of African-American workers, Napa was home to many of the area's white defense workers.⁷⁰

DEFENSE COTTAGES

Many defense workers lived in small cottages—often prefabricated and developed as tracts—which quickly filled empty lots and new subdivisions. Defense houses were typically small and had two bedrooms, one bathroom, a big living room with a fireplace, a kitchen and dinette, and a garage.⁷¹ Major wartime housing tracts in the city included government housing projects at Shipyard Acres and Westwood (both 1943), and the Lincoln Park Subdivision just north of the survey area, constructed adjacent to Napa Union High School circa 1941.⁷² In Spencer's Addition, though, a building boom in the 1940s resulted in the infill construction of small defense cottages to handle the immense influx of war workers. Most of the wartime buildings in the neighborhood were constructed individually, although there are several small groups of buildings that exhibit evidence of master tract planning. For example, along G Street, F Street, and Marin Street are groups of two to three matching houses that were clearly constructed during the war by a single developer as speculative groups. None of the wartime housing in Spencer's Addition appears to be government-subsidized, and better examples of wartime housing trends exist in other neighborhoods throughout Napa.⁷³

POST-WAR HOUSING

The growth of Napa in the postwar era paralleled that of many California cities, both in population and land area. Workers who came to Napa to work in the defense industry made their new homes permanent, and soldiers who had passed through the Bay Area on their way to the Pacific returned after the war.

In the 1950s and 1960s, a number of postwar neighborhoods appear to have been formally developed as subdivisions with identical houses. Glenwood Gardens in Spencer's Addition was built as a 54-home subdivision by Cordelia Village Corporation, and stands out among other subdivisions in the city as an especially cohesive grouping of postwar resources. The 31.9-acre Glenwood Gardens subdivision was platted by the Cordelia Village Corporation and registered with the Napa County Recorder on October 21, 1950. The subdivision included four rectilinear streets—D Street, Glenwood Street, Herbert Street, and Martin Street—with cul-de-sacs at each corner, and public utility easements and a 14' alley (D Street Alley) at the north edge of the subdivision. Prior to construction of the residences, the four streets were combined into one loop and re-named Glenwood Drive. The Glenwood Drive loop is located within the historic Spencer's Addition neighborhood, but does not align with the existing Spencer's Addition street grid.⁷⁴

Lots in Glenwood Gardens were sold by the Cordelia Village Corporation to individual owners starting in August 1951, and had all been sold by November of that year. Construction began immediately; most houses were built in 1951 or 1952, with only two built in 1954 (5 Glenwood Drive & 20 Glenwood Drive). The houses appear to have been constructed by general contractors Geddes & Smith Inc.; Samuel R. Geddes and James J. Smith were also the President and Secretary, respectively, of the Cordelia Village Corporation.⁷⁵ All 54 residences in Glenwood Gardens were constructed using Basalite blocks (concrete blocks made of basalt aggregate and cement), a building material

⁶⁹ Bloomfield, 10. Coodley and Schmitt, 124.

⁷⁰ Coodley and Schmitt, 24.

⁷¹ Weber, *Roots of the Present: 1900 to 1950*, 252.

⁷² Bloomfield, 32-34.

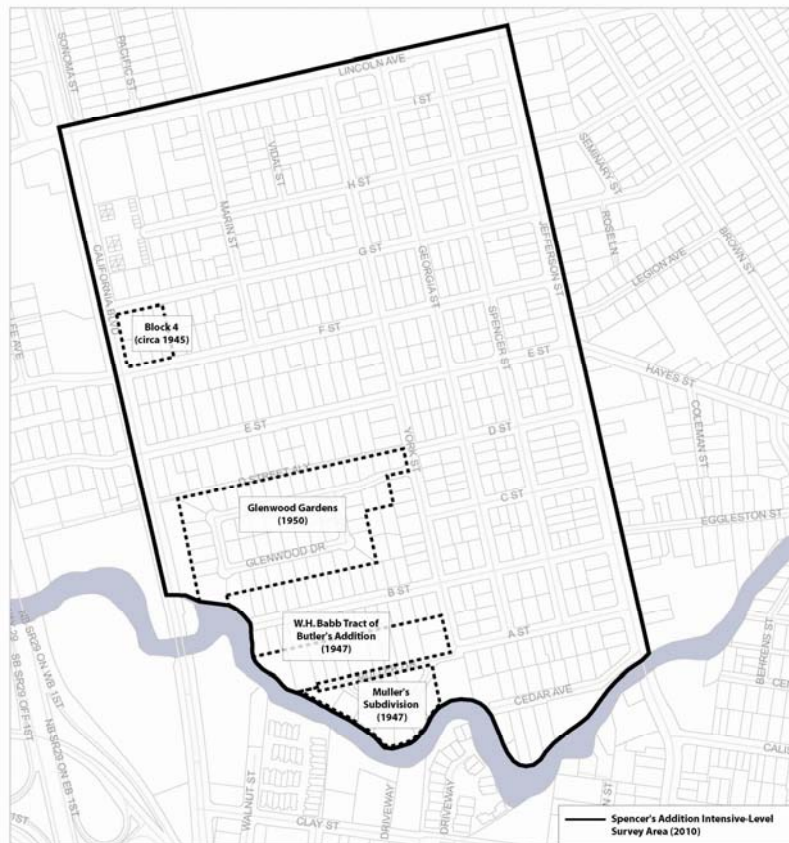
⁷³ Ibid., 42.

⁷⁴ Bloomfield, 34-35. Napa County Assessor-Recorder's Office.

⁷⁵ Ibid.

developed and manufactured by the Basalt Rock Company. The concrete block design of the Glenwood Gardens residences demonstrates an unusual method of construction, workmanship, and use of local materials; most other residential resources in Napa—from the Victorian era to the present—are of wood frame construction.

In addition to Glenwood Gardens, there were a few smaller subdivisions recorded during this era. For example, Herman Muller subdivided the land around his Shingle style farmhouse to create twenty new parcels in the late 1940s; the subdivision was centered on Muller Drive in the southwest corner of the survey area and registered as Muller's Subdivision, but was not fully built out until the mid-1950s. Outside the survey area, the city's largest and most intact subdivisions include, among others, Devita, developed just south of Westwood in 1950, and Bel Aire, which features Contemporary style homes from the early 1960s.⁷⁶



**Map of World War II-era and postwar subdivisions
(Page & Turnbull)**

Despite the rapidly increasing population, there was very little multiple-unit housing in Napa during this time. The availability of land and affordability of cars and gasoline did not create the need for increased density, so the city expanded farther from downtown with new subdivisions and residential construction still in the single-family tradition that had characterized Napa since the Victorian era. Some apartment buildings were developed in the survey area, though: according to the 1949 Sanborn Fire Insurance map, there were only four apartment buildings in the survey area at that time, although more were constructed in the late 1950s and early 1960s. Therefore, multiple-unit housing

⁷⁶ Bloomfield, 34-35.

is not likely to be considered a significant property type associated with the development of Spencer's Addition.

SUMMARY OF SIGNIFICANT THEMES

Development in Spencer's Addition during World War II and the Postwar Era (1940-1965) is important because it represents the suburban growth of Napa that resulted from the sudden influx of defense industry workers during and after World War II. This era saw construction of defense cottages as infill among the existing residences as a response to the housing shortage during the war, but not to the extent found in other Napa neighborhoods. However, the construction of Glenwood Gardens (1950-1954) was extremely important because it exemplifies the type of residential tract development that occurred throughout the city during the postwar era. The increased popularity of the automobile during this era also significantly influenced the form of commercial and residential construction in the neighborhood.

ASSOCIATED PROPERTY TYPES

Property types from World War II and the postwar era located in Spencer's Addition include primarily single-family residences (defense cottages and postwar tract developments), although there are also a handful of apartment buildings. Postwar tract developments in Spencer's Addition such as Glenwood Gardens are likely to be significant as examples of postwar suburbanization trends, while defense cottages and apartment buildings do not significantly represent the impact of World War II on residential development. There are a few commercial properties from this era along Jefferson Street and Lincoln Avenue. There are no civic or institutional properties, industrial properties, or agricultural properties from this era extant within the survey area.

RESIDENTIAL PROPERTIES: DEFENSE COTTAGES

Due to the sudden influx of wartime workers to the greater Bay Area, the existing communities where the defense plants were located could not supply enough housing, and Napa became home to thousands of workers who commuted to Basalt Rock Company and Mare Island. Though no government housing projects occurred in Spencer's Addition during World War II, a number of defense cottages were constructed as infill development among the existing residences. These cottages are scattered throughout the neighborhood, but are especially located along G Street, F Street, and Marin Street. Besides this new construction, though, the existing working-class cottages in the neighborhood were in high demand from wartime workers.



**Defense cottages, from left: Minimal Traditional house, E Street (1942);
Minimal Traditional house on G Street (1943)
(Page & Turnbull, February 2010)**

Architectural Description

Following Napa's earlier residential development trends, defense cottages constructed in Spencer's Addition during World War II were one-story, wood-frame, single-family residences, clad in either wood or stucco. Throughout the city, defense cottages were often prefabricated and typically lacked architectural distinction. Single-family homes from World War II are typically set back from the street with front and/or rear yards, but they are situated in closer proximity to the street and their immediate neighbors than older residences were. Wartime residential designs almost always included integral garages, with vehicular entrances more prominently situated on the primary façade of the house. Architectural styles represented in the survey area include the Minimal Traditional or a simple vernacular style.

Character-Defining Features

Defense cottages in Spencer's Addition constructed during World War II typically exhibit the following character-defining features:

- Location in Spencer's Addition, typically scattered among older residences
- Constructed during World War II (1941-1945)
- Single-family occupancy
- Small setback from lot line, with large rear yard
- Minimal Traditional or simple/prefabricated vernacular style
- One story in height, with compact footprint and massing
- Wood-frame construction
- Gable or hip roof
- Stucco or wood cladding
- Little or no ornamentation
- Steel or aluminum-sash windows (typically fixed or casement)
- Detached or integral garage with hinged double doors

Significance

While the construction of defense cottages as infill among the existing residences in Spencer's Addition was a response to the housing shortage during the war, there is not a significant enough concentration of such resources in the neighborhood to qualify as a significant property type. Furthermore, better examples of the war's impact on the development of housing in Napa are found in other neighborhoods. Defense cottages in Spencer's Addition are therefore not likely to be eligible for listing in the local, state, or national historic register because they are not significant under any of the following criteria:

NRHP Criterion A/CRHR Criterion 1/HRI Landmark Criterion A (Events, Patterns and Trends)

A World War II-era residence in Spencer's Addition is not likely to be significant under Criterion A/1/A (Events, Patterns and Trends) as a representation of Napa's residential development patterns during this time. While construction did occur in Spencer's Addition during World War II, the few residential properties scattered throughout the neighborhood are merely considered as infill construction and do not significantly represent the trend of large-scale government-sponsored housing projects. Examples such as Westwood (1943) and Lincoln Park (1941), outside the survey area, better represent the theme of World War II's impact on Napa.

NRHP Criterion B/CRHR Criterion 2/HRI Landmark Criterion B (Person)

A defense cottage is not likely to be significant under Criterion B/2/B (Person) for an association with the life of a significant member of Napa's community.

NRHP Criterion C/CRHR Criterion 3/HRI Landmark Criterion C (Design/Construction)

A World War II-era defense cottage in Spencer's Addition is not likely to be significant under Criterion C/3/C (Design/Construction) as an example of this type and period of construction or one of the popular mid-century architectural styles (i.e. Minimal Traditional). These resources were primarily built as infill construction, but none of them appear to be good enough example of the "defense cottage" building type to rise to the level of significance necessary to qualify under this criterion.

Integrity Considerations

World War II-era residences are not likely to be significant under any criteria, and therefore their integrity need not be evaluated.

RESIDENTIAL PROPERTIES: POSTWAR SUBURBAN HOUSING

In the postwar era, the growth of Napa—both in population and land area—led to further changes in residential development patterns that expanded on the trends established during World War II. The construction of seventy-one new subdivisions was recorded from 1946 through 1951, comprising nearly 2,000 lots.⁷⁷ A majority of these postwar neighborhoods appear to have been formally developed as subdivisions with identical houses, with homes constructed quickly and cheaply in popular mid-century architectural styles. The availability of land and affordability of cars and gasoline did not create the need for increased density, so the city expanded farther from downtown with new subdivisions of single-family homes. The drastic shift in the approach to residential development in the postwar era also led to corresponding changes in Napa's commercial development patterns.



Postwar suburban housing, clockwise from top left: Concrete block house in Glenwood Gardens (1952); Contemporary Ranch house, Muller's Subdivision (1950); Minimal Traditional house in California Boulevard subdivision (1948); and Minimal Traditional house, Georgia Street (1940s).
(Page & Turnbull, February 2010)

⁷⁷ Weber, *Roots of the Present: 1900 to 1950*, 252.

In Spencer's Addition, the largest, most cohesive example of the postwar suburban housing theme is Glenwood Gardens (circa 1950). Other groups of postwar housing are located in Muller's Subdivision, along Cedar Street, along California Boulevard, and in the northwest corner of the survey area (these areas were developed in the postwar era, but not as cohesively as Glenwood Gardens). Tracts like Glenwood Gardens may be significant as representations of these postwar suburban housing trends, but should be compared to postwar resources in other parts of the city to place them in a larger context. In addition to tract development, individual homes constructed during the postwar era are scattered throughout Spencer's Addition; these individual postwar homes may be significant for their architectural merit, but do not significantly broader postwar development trends.

Architectural Description

In Spencer's Addition, postwar homes were primarily long, low, one-story, wood-frame single-family residences, clad in either wood or stucco. The exception is Glenwood Gardens, which features 53 identical concrete block houses. All postwar houses in the survey area include a vehicular entrance prominently situated on the primary façade (either an integral garage or carport), and are increasingly oriented away from the street. Postwar homes were typically designed in popular mid-century architectural styles, including Minimal Traditional, Ranch, and Modern styles. Postwar houses are set back from the street with front and/or rear yards, but they are situated in closer proximity to the street and their immediate neighbors than older residences were. Postwar neighborhoods throughout Napa were generally the result of the wholesale development of a large area, often by a single developer or builder, who constructed numerous houses of the same general scale and style, resulting in homogenous neighborhoods with identical houses arranged along curvilinear streets and cul-de-sacs. Glenwood Gardens and Muller's Subdivision both feature this street pattern, while all other postwar residences in the area follow the earlier Spencer's Addition street grid.

Character-Defining Features

Residences in Spencer's Addition constructed during the postwar era typically exhibit the following character-defining features:

- Location in Spencer's Addition (especially in a homogeneous tract such as Glenwood Gardens, Muller's Subdivision, or northwest corner of neighborhood)
- Single-family occupancy
- Location on curvilinear street or cul-de-sac
- Small setback from lot line, with large rear yard
- Mid-century architectural style (especially Minimal Traditional or Traditional Ranch)
- One story in height
- Long, low form/oriented away from street
- Wood-frame or concrete block construction
- Hipped or flat roof
- Stucco or wood cladding
- Little or no ornamentation
- Aluminum-sash windows (typically fixed or casement)
- Integral garage or carport on primary façade

Significance

Postwar residences may be significant because they demonstrate postwar suburbanization patterns; groups of postwar residences are more likely than individual buildings to convey this theme. In order to be eligible for listing in the local, state, or national historic register, residential properties in Spencer's Addition constructed during the postwar era must be significant under at least one of the following criteria.

NRHP Criterion A/CRHR Criterion 1/HRI Landmark Criterion A (Events, Patterns and Trends)

A residence from this era, particularly located in a subdivision that was developed during the postwar era (i.e. Glenwood Gardens) may be significant under Criterion A/1/A (Events, Patterns and Trends) as a representation of suburban development patterns in Napa. Houses are unlikely to be individually significant under this criterion, but groups of houses that were all formally developed as a tract may be eligible as a district, such as Glenwood Gardens. Because of the abundance of postwar housing in Napa, potential districts in Spencer's Addition should be compared to other subdivisions outside the survey area to establish their significance relative to the city-wide context. Since this era was characterized by large-scale, suburban tract development, individual postwar residences scattered throughout the neighborhood do not significantly represent the postwar suburban development trend and do not qualify under this criterion.

NRHP Criterion B/CRHR Criterion 2/HRI Landmark Criterion B (Person)

A postwar residence may be significant under Criterion B/2/B (Person) if it is found to be associated with the life of a significant member of Napa's community, such as a prominent merchant or professional, or an influential civic or community leader. However, the property should be the best or only remaining representation of the person's influence or achievements and not simply their place of residence. A residence or tract could also be significant under this criterion for its association with a prominent real estate developer.

NRHP Criterion C/CRHR Criterion 3/HRI Landmark Criterion C (Design/Construction)

A postwar residence may be significant under Criterion C/3/C (Design/Construction) as an example of one of the popular mid-century architectural styles (i.e. Minimal Traditional, Ranch, or Modern); the architectural merit of these resources should be judged by traditional standards, as there are no notable trends specific to Napa's residential architecture during this period. Because the theme of suburban development is best exemplified by homogenous housing tracts, homes from this era would likely be significant under this criterion as contributors to a district, rather than individual resources. A residence or district may also be significant under this criterion as the work of a master if it was constructed by a prominent architect or builder.

Integrity Considerations

A postwar residence must retain sufficient integrity to convey its significance as part of the postwar suburban development theme. A residence from this era that has sufficient integrity will retain a majority of the character-defining features listed above.

- A postwar residence significant under Criterion A/1/A should retain integrity of location, design, setting, and feeling at a minimum. These aspects are necessary because a building that is moved from its original location or has lost its historic setting will no longer correctly reference suburban tract development trends. For example, a house built as part of a postwar suburban housing development such as Glenwood Gardens might lose its integrity of setting if the identical neighboring houses on the block are demolished to make way for new construction, or if the cul-de-sac configuration of the tract is altered.
- A residence significant under Criterion B/2/B should retain a majority of the character-defining features listed above, and should have integrity of association, design, and feeling at the minimum because retention of the physical features that convey the time period during which the property was connected to a significant person is critical.
- Integrity of design, materials, workmanship and feeling are the key aspects for a postwar residence or district to convey its significance under Criterion C/3/C. Properties should retain their long, low form, mid-century architectural style, and garage/carport configuration

at a minimum. A property which has undergone major alterations, such as the addition of a second story or infill of the carport, would lack sufficient integrity of design. If a property is significant under this criterion as an example of a mid-century architectural style, it is possible for some materials to be replaced without drastically diminishing the property's overall integrity, as long as these alterations are subordinate to the overall character of the building and/or follow the *Secretary of the Interior's Standards for Rehabilitation*. For residential districts significant under Criterion C/3/C, integrity of setting is also necessary, as a residence will not correctly reference tract development patterns without intact street grid, landscaping, and neighboring buildings.

RESIDENTIAL PROPERTIES: APARTMENT BUILDINGS

While not as widespread as the postwar suburban development patterns described above, a number of apartment complexes were constructed in Spencer's Addition during the postwar era. Apartment buildings in the survey area are primarily located in the northwest corner of the survey area (north of E Street, west of York Street), and along Jefferson Street and Lincoln Avenue.



Postwar apartment buildings, clockwise from top left: Contemporary motel-style Rose Garden Apartments (1960s); one-story duplex, F Street (circa 1950s); and bungalow court, E Street (1945).
(Page & Turnbull, February 2010)

Architectural Description

There are only a handful of apartment buildings in Spencer's Addition constructed in the 1950s and early 1960s. The apartments in the survey area are small to mid-sized buildings (two to three stories in height, containing approximately four to ten residential units), some in multiple-building complexes. Apartment buildings are located on larger lots and tend to be situated on street corners or through-lots (with frontage on two parallel streets). Apartment buildings in the survey area are set back from the lot line, with surface parking between the buildings and the street. Apartment

complexes with multiple buildings are generally arranged around a central courtyard or parking lot. For example, the L-shaped Rose Garden Apartment complex in the northwest corner of the survey area fronts onto both Marin Street and Lincoln Avenue, and features six motel-style apartments and a one-story manager's unit. There is also an eight-unit bungalow court (four duplexes arranged around a central parking lot) located on E Street. Like single-family houses from this era, apartments were typically designed in popular mid-century architectural styles, including Modern, Contemporary, and Dingbat styles. Apartment building construction is wood frame, like most other residential buildings, and cladding materials include more modern forms of siding (i.e. vertical groove plywood and asbestos shingles), as well as stucco and decorative materials like pebbledash, brick veneer, and formstone. Multiple types of cladding materials will commonly be applied to a single building, either in panels or defining distinct sections of a structure.

Character-Defining Features

Apartment buildings in Spencer's Addition constructed during the postwar era typically exhibit the following character-defining features:

- Location in Spencer's Addition (especially along Jefferson Street or Lincoln Avenue, or in the northwest corner of neighborhood)
- Multiple-family occupancy
- Set back from lot line, with large surface parking lot
- Mid-century architectural style (especially Modern or Contemporary)
- Two to three stories in height
- Wood-frame construction
- Flat tar-and-gravel roof
- Stucco or wood cladding (optional decorative materials such as pebbledash, brick veneer, or formstone)
- Aluminum-sash windows (typically fixed or casement)

Significance

While a handful of apartment buildings were constructed during this period, they are not of high enough concentration or notable architectural quality to qualify as a significant property type associated with the development of Spencer's Addition. Apartment buildings in Spencer's Addition constructed during the postwar era therefore do not appear to be eligible for listing in the local, state, or national historic register under any of the following criteria.

NRHP Criterion A/CRHR Criterion 1/HRI Landmark Criterion A (Events, Patterns and Trends)

A postwar apartment building in Spencer's Addition is not likely to be significant under Criterion A/1/A (Events, Patterns and Trends) as a representation of Napa's residential development patterns during this time. The postwar era was characterized by large-scale, suburban tract development, and while there are a few examples of this property type in Spencer's Addition, they do not significantly represent this trend. Instead, a subdivision such as Glenwood Gardens (circa 1950) would better represent the theme of postwar suburban development.

NRHP Criterion B/CRHR Criterion 2/HRI Landmark Criterion B (Person)

A postwar apartment building is not likely to be significant under Criterion B/2/B (Person) because multiple-unit buildings are typically not the best representation of the life of a significant community member.

NRHP Criterion C/CRHR Criterion 3/HRI Landmark Criterion C (Design/Construction)

A postwar apartment building in Spencer's Addition is not likely to be significant under Criterion C/3/C (Design/Construction) as an example of this type and period of construction or one of the

popular mid-century architectural styles (i.e. Contemporary). These resources constitute only a minor part of the area's postwar development pattern, and no buildings appear to be good enough examples of the "postwar apartment" building type to rise to the level of significance necessary to qualify under this criterion.

Integrity Considerations

Postwar apartment buildings are not likely to be significant under any criteria, and therefore their integrity need not be evaluated.

COMMERCIAL PROPERTIES

As automobile ownership became widespread in Napa, commercial development patterns adjusted to accommodate the increasingly mobile population. The city's first drive-in shopping center was the Art Moderne-style Food City complex, developed in the late 1930s at the corner of Jefferson Street and Old Sonoma Road. Fueled by postwar suburbanization, new commercial development and car-oriented businesses—in the form of shopping centers and strip malls—were found on major thoroughfares such as Jefferson Street and Soscol Avenue, not in the downtown area. By the 1950s, everything from architecture to leisure activities revolved around cars, and Napa saw a shift toward lower density residential and commercial development surrounded by acres of surface parking. In Spencer's Addition, commercial properties from this era are located along Jefferson Street and Lincoln Avenue, both of which were major thoroughfares.



**Left: Contemporary style commercial building on Jefferson Street (1963).
Right: Butter Cream Bakery on Jefferson Street, near Lincoln Avenue (circa 1950)
(Page & Turnbull, February 2010)**

Architectural Description

Commercial properties from this era in Spencer's Addition are typically one to two story concrete buildings clad in stucco. They have prominent storefronts and signage, and are surrounded by surface parking. Commercial properties may exhibit architectural styles like Art Moderne or Streamline Moderne, International, or Googie styles. Some properties are early examples of strip malls and shopping centers, with multiple units arranged in a row; interestingly, the horizontality of these designs tends to lend itself to many mid-century architectural styles.

Character-Defining Features

Commercial buildings associated with World War II and postwar-era residential development patterns in Spencer's Addition typically exhibit the following character-defining features:

- Commercial use
- Location along major automobile thoroughfare such as Jefferson Street or Lincoln Avenue
- Mid-century architectural style and form

- One to two stories
- Concrete construction
- Stucco cladding
- Prominent storefronts, with large expanses of windows (often full-height)
- Surrounded by surface parking
- Multiple units arranged horizontally (strip malls only)

Significance

Commercial properties from World War II and the postwar era may be significant as examples of this period's automobile-related development or mid-century architectural styles. In order to be eligible for listing in the local, state, or national historic register, commercial properties from this era must be significant under at least one of the following criteria.

NRHP Criterion A/CRHR Criterion 1/HRI Landmark Criterion A (Events, Patterns and Trends)

A commercial building from this era located in the survey area may be significant under Criterion A/1/A (Events, Patterns and Trends) as an example of automobile-related commercial development trends and the accompanying cultural shift towards cars. For example, a drive-in restaurant on Jefferson Street would exemplify this trend. A property associated with a prominent postwar business may also qualify under this criterion. Postwar commercial properties in Spencer's Addition are not likely to contribute to any historic districts associated with residential themes, but a group of properties along the Jefferson Street corridor could exemplify automobile-related commercial development trends.

NRHP Criterion B/CRHR Criterion 2/HRI Landmark Criterion B (Person)

A commercial building may be significant under Criterion B/2/B (Person) if it is found to be associated with the life of a significant member of Napa's community, such as a prominent merchant or professional, or an influential civic or community leader.

NRHP Criterion C/CRHR Criterion 3/HRI Landmark Criterion C (Design/Construction)

A commercial building may also be significant under Criterion C/3/C (Design/Construction) as an example of one of the popular mid-century architectural styles (i.e. Art Moderne or Streamline Moderne, Googie); the architectural merit of these resources should be judged by traditional standards, as there are no notable architectural trends specific to Napa's World War II and postwar era commercial architecture. A commercial building from this era might also be significant under this criterion as the work of a master architect or builder if it was architect-designed.

Integrity Considerations

In order to be eligible for listing in the local, state, or national historic register, a property must retain sufficient integrity to convey its significance as part of the automobile-related commercial development theme during World War II or the postwar era. A commercial property from this era that has sufficient integrity will retain a majority of the character-defining features listed above.

- A property significant under Criterion A/1/A should have integrity of location, design, setting, and feeling at the minimum. These aspects are necessary because a property that is moved from its location along a major thoroughfare or loses its historic setting may no longer be able to convey its connection to automobiles or car culture.
- A commercial building significant under Criterion B/2/B should retain integrity of association, design, and feeling at the minimum because retention of the physical features that convey the time period during which the property was connected to a significant person is critical.

- Integrity of design, materials, workmanship, and feeling are the key aspects for a property to convey its significance under Criterion C/3/C. If the property is significant under this criterion as an example of a mid-century architectural style, it is possible for some materials to be replaced without drastically diminishing the building's overall integrity, as long as these alterations are subordinate to the overall character of the building and/or follow the *Secretary of the Interior's Standards for Rehabilitation*. However, if the property is significant under Criterion C/3/C as the work of a master architect, it should retain a high degree of integrity of materials and workmanship.

Modern Napa (1965-present)

Since its initial growth in the Gold Rush and Victorian eras, Napa has been transformed from a blue-collar town into a service-based, majority-crop community. The city continued to grow throughout the postwar era, reaching a population of 37,000 by 1970; it is still the Valley's population center with a population of 74,000 in 2003. However, the decline of manufacturing, redevelopment, and the rebirth of the wine industry greatly impacted modern Napa. As corporations adopted free trade policies and moved their operations overseas, local factories shut down: Rough Rider closed its doors in 1976, Kaiser Steel in 1983, and Sawyer Tannery in 1990, while Mare Island was closed in 1996 as part of the Base Realignment and Closure process. The increased popularity of the wine industry in the 1970s and 1980s made tourism a dominant force in the local economy, and helped Napa begin to transition away from blue-collar work. Tours, hotels, restaurants, and wine-related businesses thrive in Napa, and have multiplied rapidly since the 1980s. As local historian Lauren Coodley writes, "In a very brief time, Napa lost its notoriety as home to the mental hospital, and became inseparable from an image of luxury and easy living. Housing prices shot up, as the downtown was "revitalized" and vestiges of blue-collar life were removed."⁷⁸

REDEVELOPMENT & PRESERVATION

In the 1960s and 1970s, Napa struggled with redevelopment and urban renewal issues, as did most American cities at that time. Early redevelopment efforts led to the demise of a number of historic downtown commercial buildings, but also to the growth of a preservation movement that went hand-in-hand with, and as a direct response to, urban renewal efforts. In 1968, an updated General Plan was proposed which included the creation of a Crosstown Expressway over Napa Creek, cutting through Downtown, Spencer's Addition, and West Napa; the plan would have never been realized, but likely would have resulted in the demolition of historic resources.⁷⁹ While the Spencer's Addition survey area was not directly affected by redevelopment efforts, the neighborhood received a number of buildings displaced by new development and urban renewal elsewhere in the city. For example, in 1988, two Queen Anne cottages on First Street in Downtown Napa were sold for \$1 each to make way for a new commercial development. The cottages were moved to 1901 & 1907 Spencer Street, where they complement the neighborhood's scale and character.⁸⁰



1901 & 1907 Spencer Street were moved from their original location on First Street (left) to their current location on Spencer Street (right) to avoid demolition. (Napa Valley Register, 1988)

⁷⁸ Coodley, "A River into Which None Can Step Twice," *Napa Valley Marketplace* (October 2007)

⁷⁹ City of Napa Engineering Department, "General Plan Street Proposal Map" (12 November 1968).

⁸⁰ *Napa Valley Register*, (6 August 1988).

The growth of the preservation movement also helped protect the edges of Spencer's Addition from modern development pressures. Historic residences along Jefferson Street and Lincoln Avenue—both of which became major automobile thoroughfares during the postwar era—have been converted to commercial use, rather than demolished.

SPENCER'S ADDITION TODAY

Spencer's Addition has remained a working- to middle-class residential community since the postwar era, and most of its buildings have remained intact. Approximately 35 new buildings have been constructed in Spencer's Addition since 1965. Continuing the neighborhood's residential development theme, these buildings are primarily single-family homes, but are typically larger than the area's historic residences. Jefferson Street has remained a major automobile thoroughfare, with office uses filling historic residences along both sides of the boulevard. Despite changing economic and social factors in recent years, the Spencer's Addition survey area still contains residential resources from the Victorian era to the present, and its evolution has followed that of the city as a whole.

V. SURVEY REPORT & RECOMMENDATIONS

Summary of Survey Findings

Page & Turnbull's field survey of the 559 parcels in the Spencer's Addition Survey Area included photographic documentation of 496 properties that appeared to be age-eligible (45 years or older) according to known construction dates provided by the Napa County Assessor and other sources, or visual estimates. As stated in the "Methodology" section of **I. Introduction**, these properties were also documented in a database, which contains basic survey data such as location information, physical features and construction date. This information is sufficient for the production of physical descriptions of each property at a later date. This database, which is capable of producing both spreadsheets and auto-generated architectural descriptions, is intended to achieve the same level of documentation as Primary Records (DPR 523A forms) with greater efficiency and versatility. This approach allowed the survey to capture all age-eligible resources at the most basic level of documentation, when the production of full DPR 523A forms would have proven cost-prohibitive.



Map of Spencer's Addition Intensive-Level Survey, with potential district boundaries outlined.
(Page & Turnbull, 2010).

DPR 523 D FORMS

As part of the Spencer's Addition Intensive-Level Survey, Page & Turnbull completed two (2) DPR 523D forms to document potential historic districts within the Survey Area boundaries. These include the potential Spencer's Addition Historic District and the Glenwood Gardens Historic District. These district areas appear to have cohesive groupings of resources unified by common historic themes, periods of significance, and architectural characteristics, and are both eligible for listing in the local historical register as Landmark Districts. Summaries of the DPR 523D forms for each district are included here.

Please refer to the DPR 523D forms appended to this report for additional analysis of the history, significance, and eligibility for each district.

SPENCER'S ADDITION HISTORIC DISTRICT

Spencer's Addition contains primarily working- and middle-class houses from the Victorian era through World War II, and its development was greatly influenced by the interurban electric railroad. This Spencer's Addition Historic District is composed primarily of the original Spencer's Addition plat, and extends west of York Street along B, E, and F streets. The largest groupings of intact resources are located along B Street west of York Street; the west end of E Street; and the blocks bounded by G, Spencer, E, and York streets. The district excludes G, H, Marin, and Vidal streets in the northwest corner of the Survey Area; Lincoln Avenue at the north edge of the Survey Area; Cedar Street at the southeast corner of the Survey Area; some parcels along Jefferson Street at the eastern edge of the Survey Area; and the Glenwood Gardens subdivision.

The Spencer's Addition Historic District is eligible for listing in the local register as a Landmark District under Napa HRI Landmark District Criteria A, B, and C for its association with the theme of residential development and transportation; specifically, it exemplifies streetcar suburb development patterns in Napa. Per Napa HRI Landmark District Criterion C, the district retains enough integrity to convey its eligibility for local designation, but does not have a high enough concentration of unaltered contributors to possess the level integrity required for listing in the National or California registers. The period of significance of the Spencer's Addition Historic District is 1872 to 1930, covering the time when the original plat of Spencer's Addition was established until the discontinuation of interurban rail service along Jefferson Street. The period of significance does not include World War II-era or postwar resources.

The district includes a total of 218 parcels as defined by the Napa County Assessor, with each assigned a unique Assessor's Parcel Number (APN). 150 of these parcels are contributors to the Spencer's Addition Historic District because they illustrate the significant historic themes associated with the district. Twelve (12) of these contributors also appear individually eligible for local listing due to their architectural character or association with prominent persons. Sixty-eight (68) properties are non-contributors because they lack sufficient integrity due to later alterations, were constructed after the close of the period of significance, or do not contribute to the theme of residential development. Additionally, this district follows the recommendations described in Anne Bloomfield's "A Residential Context for the Cultural Resources of Napa" (1995), which called for a potential historic district in Spencer's Addition comprising an area in which at least two-thirds of the resources are considered contributors.

GLENWOOD GARDENS HISTORIC DISTRICT

Built in the 1950s as a 54-parcel subdivision of identical houses, Glenwood Gardens is one of the most complete and intact postwar subdivisions in the City of Napa. The concrete block houses in Glenwood Gardens are arranged around a rectilinear street loop with rounded cul-de-sacs at each

corner, feature a limited number of floor plans, and have been minimally altered since their original construction.

The Glenwood Gardens Historic District is centered on the curving Glenwood Drive, and will be bounded by York Street, D Street Alley, California Boulevard, and the rear parcel lines of the parcels on the south side of Glenwood Drive. The district includes a total of fifty-four (54) parcels as defined by the Napa County Assessor, with each assigned a unique Assessor's Parcel Number (APN). Fifty (50) of these parcels—or 93 percent—are contributors to the Glenwood Gardens Historic District because they illustrate the significant historic themes associated with the district. Four (4) properties are non-contributors because they lack sufficient integrity due to later alterations.

The Glenwood Gardens Historic District is eligible for listing in the national, state, and local registers because it is significant under NRHP Criterion A (local level), CRHR Criterion 1, and HRI Landmark District Criteria A, B & C for its association with the theme of residential tract development; it is eligible for listing on all three registers because it exemplifies postwar residential tract development patterns in Napa. Glenwood Gardens also meets the significance criteria for “Post-World War II and Early Freeway Suburbs, 1945 to 1960” as defined by the Historic Residential Suburbs in the United States Multiple Property Submission (MPS). Despite the abundance of postwar suburban developments throughout the city, Glenwood Gardens stands out among other subdivisions as an especially cohesive grouping of such resources. The period of significance of the Glenwood Gardens Historic District is 1950 to 1954, which covers the registration of the subdivision by the Cordelia Village Corporation through the construction of the last residence.

SURVEY SPREADSHEET

Intensive-level documentation allows for the evaluation of properties' eligibility for historic designation based on historic significance and integrity. The evaluation of historic significance follows National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) Criteria for Evaluation. The seven aspects of integrity presented by the NRHP and followed by the CRHR are used to guide evaluation of integrity. (For a detailed explanation of the Criteria for Evaluation and aspects of integrity, please see “Evaluation Criteria” in section **III. Guidelines for Evaluation**.)

Note: California Historical Resource Status Codes (CHRSC) indicate potential eligibility for designation, but *do not* result in official designation or listing on any historic lists or registers. Further action is required in order to officially designate any property as a historic resource. (See **Appendix** for an explanatory list of CHRSCs.)

Please refer to the individual DPR 523 D forms in the appendix for further information on specific districts and properties, their evaluations, and assigned CHRSCs.

A summary of eligibility determinations is as follows:

- 559 total parcels were included within the boundaries of the Spencer's Addition Survey Area
- 496 age-eligible resources were documented in the survey database
- 2 properties previously found eligible for listing in the NR through survey evaluation (3S)
- 1 property was previously listed locally on the Napa HRI as Landmark Property (5S1)
- 2 properties were previously listed locally on the Napa HRI with a Map Score of “1” (3S)

- 11 properties were previously listed locally on the Napa HRI with a Map Score of “2” (5S3)
- 386 properties were previously listed locally on the Napa HRI with a Map Score of “3” (7N)
- 2 properties were previously found ineligible for listing in the NR through Section 106 process, but were not evaluated for CR or local listing (6Y)
- No properties appear to be individually eligible for listing on the CR (3CS)
- In addition to those already listed in the Napa HRI with Map Score of “2,” 16 additional properties appear to warrant further individual evaluation for local listing (7N)
- 2 historic districts—Spencer’s Addition Historic District (218 properties) and Glenwood Gardens Historic District (54 properties)—appear to be eligible for local designation as Landmark Districts (5D3)
 - Glenwood Gardens Historic District also appears eligible for listing in the National Register and California Register for its significance at the local level (3D)
- 150 properties appear to be eligible for local listing as contributors to the Spencer’s Addition Historic District (5D3)
 - 12 of these contributors also appear individually eligible for local listing (5B)
- 50 properties appear to be eligible for local listing as contributors to the Glenwood Gardens Historic District (3D/5D3)
- 276 properties do not appear to be eligible for listing at any level (6Z)
 - 48 lack integrity due to later alterations
 - 228 do not have sufficient significance to be individually eligible, nor do they contribute to the significant theme(s) of a historic district
- 21 properties do not have sufficient significance to be individually eligible, nor are they directly associated with the significant theme(s) of a historic district, but may warrant special consideration in local planning (6L)
- 63 properties were not surveyed
 - 56 of these are age-ineligible
 - 7 of these are vacant parcels

See Appendix for a complete list of parcels included in Intensive-Level Survey

Recommendations for Future Work

OFFICIAL DESIGNATION

Page & Turnbull recommends that those properties deemed eligible for listing at the local, state, or national level (as evaluated on the HRI and/or DPR 523D forms) be designated as such.

#1: DESIGNATE SPENCER'S ADDITION HISTORIC DISTRICT AS A LANDMARK DISTRICT

Page & Turnbull recommends that official designation of the potential Spencer's Addition Historic District be pursued. The Spencer's Addition Intensive-Level Survey found that the potential Spencer's Addition Historic District is eligible for local listing for its association with themes of residential development and transportation within the City of Napa and the surrounding area. The Spencer's Addition Historic District clearly reads as a historic neighborhood because of its historic subdivision and street grid, and the size, scale, and design of its contributing resources. However, it is locally significant and efforts should be taken to formally recognize and designate the neighborhood as a Landmark District.

In the City of Napa, local historic districts are known as Landmark Districts, and are defined by Section 15.52.020 (a) of the Napa Municipal Code as "any delineated geographic area having historical significance, special character or aesthetic value which serves as an established neighborhood, community center or distinct section of the city, possessing a significant concentration of cultural resources united historically or aesthetically by plan or by physical development, and which the city council designates by resolution as worthy of protection..."

Any proposed projects within the district boundaries will be subject to review under the California Environmental Quality Act (CEQA) to analyze the project's impact on the surrounding district, and will require a Certificate of Appropriateness (C of A). Note that per state law, CEQA review would occur regardless of whether or not the Spencer's Addition Historic District is officially designated. Official designation of the district can make various preservation incentives available for individual properties within the district, including usage of the California Historic Building Code (CHBC) and the Mills Act, and will contribute to the preservation of the neighborhood as a whole. While official district designation and the CEQA review process are intended to help protect historic resources, they do not preclude properties from being altered or even demolished.

#2: DESIGNATE GLENWOOD GARDENS HISTORIC DISTRICT AS A LANDMARK DISTRICT AND/OR NATIONAL REGISTER DISTRICT

Similarly, Page & Turnbull recommends pursuing official designation of the potential Glenwood Gardens Historic District. The Spencer's Addition Intensive-Level Survey found that the potential Glenwood Gardens Historic District is eligible for local listing for its association with themes of postwar residential tract development within the City of Napa. With 93% of its resources classified as contributors, Glenwood Gardens exemplifies this trend better than most other subdivisions in Napa constructed during the postwar era. However, it is locally significant and efforts to formally recognize and designate the neighborhood as a Landmark District should be a priority for preservation planning purposes.

As described above, any proposed projects within the district boundaries will be subject to review under the California Environmental Quality Act (CEQA) to analyze the project's impact on the surrounding district, and will require a Certificate of Appropriateness (C of A).

Additionally, the Glenwood Gardens Historic District appears eligible for the National Register at the local level under Criterion A (Event). Page & Turnbull therefore recommends that the district be

nominated to the National Register in addition to local designation as a Landmark District. Glenwood Gardens could be nominated to the National Register under the Historic Residential Suburbs in the United States MPS to streamline the nomination process. For registration requirements for additional information about nominating districts under this MPS, refer to <http://pdfhost.focus.nps.gov/docs/NRHP/Text/64500838.pdf>. Note that nomination to the National Register will involve consent by the property owners, as well as a larger public participation program.

#3: UPDATE EXISTING DOCUMENTATION & NOMINATE INDIVIDUAL PROPERTIES TO THE NATIONAL REGISTER OF HISTORIC PLACES

Page & Turnbull recommends that resources determined individually eligible for listing in the National Register of Historic Places be officially nominated to the Register or receive official designation as a “determined eligible” resource. Two individual properties are currently listed in the CHRIS database with a CHRSC of “3S” (Appears eligible for NR as an individual property through survey evaluation), and are listed in the HRI with a Map Score of “1” (Appears to be individually eligible for listing on the NRHP). The existing, outdated DPR 523 A & B forms should be revised with additional research and updated survey methodology, and an official National Register Nomination form should be completed to formalize their eligibility for listing. Updates to existing documentation should occur for the following properties:

Table 1. Individual properties recommended for updated documentation & National Register nomination (2 total)

APN	ADDRESS	YEAR BUILT	HRI MAP SCORE	PRELIM. CHRSC	NOTES
002101033000	1605-1607 MULLER DR	1880	1	3S	Muller Residence
002112047000	1405 CEDAR AVE	1872	1	3S	Jordan Ranch

Nomination to the National Register will involve consent by the property owners, as well as a larger public participation program.

ADDITIONAL DOCUMENTATION

Although all age-eligible properties in the Survey Area were photographed and documented with preliminary status codes in the database during the Spencer's Addition Historic Resources Survey undertaking, not all were documented in detail on DPR 523 A, B, or D forms. Because of the nature of their significance, most of the properties within Spencer's Addition were evaluated as part of the Spencer's Addition or Glenwood Gardens historic district, but there are some properties located outside these districts not captured by this intensive-level survey effort that could benefit from additional documentation. Therefore, it is recommended that more exhaustive documentation of age-eligible properties throughout the survey area be undertaken in the future.

#4: DOCUMENT ADDITIONAL PROPERTIES ON DPR 523 B FORMS

Additional properties outside the Spencer's Addition Historic District that did not undergo intensive-level documentation during the current survey undertaking but appear to be historically significant should be researched and documented on Building, Structure, Object Records (DPR 523 B forms), and further evaluated for potential eligibility for listing in the local register. This recommendation may be most efficiently addressed on a property-by-property basis as development pressures arise. The comprehensive documentation of all age-eligible properties in the area that is provided in the database would act as a guide to indicate which properties should receive DPR 523 B form documentation when projects are proposed or planning decisions need to be made. Since the

buildings' preliminary eligibility determinations were based solely on architectural merit, the DPR 523 B forms will likely result in revisions to a property's CHRSC. Completion of DPR 523B forms will also allow for easier designation to the California Register of Historical Resources.

Preliminary recommendations for documentation of 19 properties outside the district boundaries or constructed after the district's period of significance are as follows (including 2 properties listed on the HRI with a Map Score of "2" and 17 additional properties which appear to be individually significant). 11 additional properties listed as contributors to the Spencer's Addition Historic District (including 9 properties listed on the HRI with a Map Score of "2" and 2 additional properties) also appear individually eligible and could be nominated for individual listing at any time, but since they will already be listed on the HRI as contributors to the district, they are a lower priority for individual landmark nomination.

Table 2. Individually significant parcels recommended for documentation on DPR 523 B Forms (19 total)

APN	ADDRESS	YEAR BUILT	HRI MAP SCORE	PRELIM. CHRSC	NOTES
002031001000	525 LINCOLN AVE	1900	3	7N	Gothic Revival cottage, likely moved to property
002031002000	2325 GEORGIA ST	1910	3	7N	Craftsman house
002034001000	2304-2308 GEORGIA ST	ca. 1910	3	7N	Craftsman house (1 of 3)
002034001000	2304-2308 GEORGIA ST/1525 LINCOLN AVE	ca. 1910	3	7N	Craftsman house (2 of 3)
002034001000	2304-2308 GEORGIA ST/1535 LINCOLN AVE	ca. 1910	3	7N	Craftsman house (3 of 3)
002038003000	2297 JEFFERSON ST	ca. 1940	--	7N	Butter Cream Bakery
002039011000	2107 JEFFERSON ST	ca. 1905	3	7N	Vernacular cottage
002051015000	1704 F ST	ca. 1905	3	7N	Classical Revival cottage
002053010000	1606 F ST	1905	--	5S3	Magnavox House. Likely significant under Criterion A/1/A for association with the invention of the loudspeaker in 1915.
002053021000	1600 F ST	ca. 1935	3	7N	Church of the Nazarene (now Kolbe Academy).
002053023000	1603 G ST	ca. 1900	3	7N	Folk Victorian cottage
002064010000	1907 SPENCER ST	1890	2	5S3	One of two identical Queen Anne cottages. While it was moved to Spencer's Addition in 1988 and thus does not contribute to the district, it is an excellent example of the Queen Anne style, and may still be individually significant under Criterion C/3/C.
002064011000	1901 SPENCER ST	1890	2	5S3	One of two identical Queen Anne cottages. While it was moved to Spencer's Addition in 1988 and thus does not contribute to the district, it is an excellent example of the Queen Anne style, and may still be individually significant under Criterion C/3/C.
002096001000	1433 C ST	1937	3	7N	Spanish Eclectic bungalow
002096002000	1423 C ST	1937	3	7N	Spanish Eclectic bungalow
002096003000	1415 C ST	1937	3	7N	Spanish Eclectic bungalow
002096008000	1628 GEORGIA ST	1934	3	7N	Spanish Eclectic bungalow
002099018000	1601 JEFFERSON ST	1963	--	7N	Contemporary style commercial building (now Tanya's Taqueria)
002101018000	1624 MULLER DR	ca. 1905	3	7N	Classical Revival farmhouse

Table 3. Individually significant properties within Spencer's Addition Historic District (Lower Priority, 11 total)

APN	ADDRESS	YEAR BUILT	HRI MAP SCORE	PRELIM. CHRSC	NOTES
002035005000	2217 SPENCER ST	1900	2	5B	Queen Anne cottage
002036004000	1408 G ST	1898	2	5B	Queen Anne cottage
002036005000	1436 G ST	1889	3	5B	Shingle style house with outbuildings (now Arbor Guest House B&B)
002052021000	1901 YORK ST	1890	2	5B	Folk Victorian farmhouse
002065008000	1340 F ST	ca. 1915	3	5B	Craftsman farmhouse with outbuildings. Contributor to district, but may also be individually significant under Criterion C/3/C.
002066016000	1921 JEFFERSON ST	ca. 1895	2	5B	Queen Anne cottage
002081020000	1679-1681 E ST	ca. 1895	2	5B	Queen Anne cottage
002094003000	1407 E ST	1890	2	5B	Greek Revival farmhouse
002113005000	1418 A ST	1900	2	5B	Classical Revival cottage
002114009000	1531 JEFFERSON ST	ca. 1885	2	5B	Stick/Eastlake cottage
002114011000	1511 JEFFERSON ST	1880	2	5B	Greek Revival farmhouse

Once DPR 523 B Forms have been completed, all properties determined eligible should be officially designated as Landmark Properties, and should be assigned a revised CHRSC of "5S1." Any properties determined ineligible for local listing after further research should be assigned a revised CHRSC of "6L" or "6Z."

DESIGN GUIDELINES & DEMOLITION REVIEW

#5: IMPLEMENT DESIGN GUIDELINES SPECIFIC TO SPENCER'S ADDITION

In order to protect the historic character of Spencer's Addition, Page & Turnbull recommends implementing design guidelines to guide the placement and appearance of compatible infill construction as the neighborhood continues to develop in the twenty-first century. The "Design Guidelines for the Napa Abajo/Fuller Park Historic District," prepared for the City of Napa in April 1998, are currently used to guide development in Spencer's Addition; these guidelines would continue to apply within the boundaries of the Spencer's Addition Historic District until such time as neighborhood-specific guidelines are developed. Design Guidelines for Spencer's Addition would build upon the City's existing residential design guidelines, and should include, but are not necessarily limited to, the following:

Additions or alterations to historic properties

- Alterations to historic properties should not destroy the historic form and materials of the original building, and a strategy of repair over replacement should be used. Where possible, original materials—especially siding, windows, and architectural details—should be retained. If materials are too damaged or deteriorated to be repaired, replacement in-kind is acceptable. (See "Design Guidelines for the Napa Abajo/Fuller Park Historic District," Policies #1-29).
- Historic outbuildings such as barns and garages that date from the period of significance should be retained in place, as they add to the significance of the property and the district.
- Most houses in Spencer's Addition are modest, detached single family homes. The application of elaborate ornamentation is likely not appropriate for these simply-decorated resources.
- Resources in Spencer's Addition are typically small one story or one story over raised basement houses, but incompatible additions have compromised the integrity of many

cottages in the neighborhood. Additions should be located at the rear or side of the lot, and should not overpower the existing historic residence. Additions should not impact the overall form of the building, especially its roofline. Second story additions to a building's primary façade are inappropriate in Spencer's Addition.

- Additions of integral garages are not appropriate. Adding a one- or two-car detached garage at the rear of the lot would be more compatible with the historic character of the district.
- Removal of incompatible additions may expose a building's significant features, and may restore a property's integrity. Such buildings should be re-evaluated as potential contributors of the Spencer's Addition Historic District once their essential physical features are visible.

Adaptive reuse of historic properties

- In Spencer's Addition, single-family residential use is the dominant historical use, and is therefore the preferred future use. However, where zoning allows, adaptive re-use of existing single family residences may be permitted if the new use does not require drastic changes to the building's character.
- Conversion of single-family homes to multiple-family housing may be appropriate. Reuse of historic or existing outbuildings such as barns or garages is the preferred method to accomplish this transition, but if a second unit is constructed, it should be located at the rear of the lot, simply designed, and subordinate to the character of the existing residence.
- Conversion to commercial use, especially along Jefferson Street or Lincoln Avenue, may be appropriate. ADA accessibility may be an issue with residential-to-commercial conversions; if possible, ramps, lifts, and other accessibility requirements should be designed in a manner that minimally impacts the primary entrance. Major alterations such as installation of storefronts or additions to the primary façade are not appropriate.
- In order to preserve the residential character of the neighborhood, signage for commercial conversions should be unobtrusive. Signage should be limited in size, and should be freestanding or minimally attached to the building. Internally illuminated signage (i.e. light boxes, neon, etc.) is not appropriate.

New construction within the district

- Residential use, specifically single family homes or small flats, is the most compatible with the historic character of Spencer's Addition. However, where zoning allows, new commercial buildings may be acceptable along Jefferson Street or Lincoln Avenue, providing that the new construction follows the guidelines outlined below.
- A variety of architectural styles are currently represented in Spencer's Addition. Use of a historical style is not necessary—and in fact, false historicism is not recommended—but new construction must be in keeping with the size, scale, and materials of the district.
 - Wood-frame construction and wood or stucco siding should be used whenever possible
 - New construction should not exceed 2 stories in height
 - Integral garages prominently located on the primary façade should be avoided
- Building orientation and alignment should reflect the neighborhood's historic rhythm: buildings should be set back 5' to 15' from the property line, and should be separated from their neighbors.
- If possible, new construction should be located on non-contributing parcels, rather than subdividing a contributing parcel, in order to preserve the density of the district.

Demolition & alteration of non-contributing buildings

- Demolition of non-contributing resources is generally acceptable, and would not affect the character of the neighborhood. However, if an age-eligible building is a non-contributor

- because it lacks integrity, feasibility of restoration should be considered before approving a demolition permit. (See above for discussion about removal of incompatible additions.)
- Alterations to non-contributing resources are generally acceptable as long as the changes reflect the guidelines for new construction outlined above.

These additional guidelines could be used by the Planning Department and Cultural Heritage Commission in conjunction with the existing “Design Guidelines for the Napa Abajo/Fuller Park Historic District” to evaluate the compatibility of proposed alterations and infill construction in the Spencer’s Addition Historic District.

#6: REVIEW DEMOLITIONS OF RESOURCES OUTSIDE SPENCER'S ADDITION HISTORIC DISTRICT

Twenty one (21) properties within the boundaries of the Spencer’s Addition Intensive-Level Survey Area are notable, but do not appear to be significant individually or as contributors to either the Spencer’s Addition or Glenwood Gardens historic districts. These resources appear to have architectural merit as examples of turn-of-the-century or Depression-era architectural styles, but do not have enough significance to qualify individually for listing in the local, state, or national historical registers. Most are located along Jefferson Street or Lincoln Boulevard. These properties have been assigned a CHRSC of “6L,” meaning that although they are not technically eligible for designation, they may warrant special consideration in local planning. (See Table 4)

Page & Turnbull recommends that these 21 properties be noted on the HRI and given special planning consideration. These buildings contribute to the historic character of the Spencer’s Addition neighborhood, and while they fall outside the district boundaries and/or period of significance, they still provide additional evidence of the working-class cottages typical in this area. This is equivalent to a current HRI Map Score of “3” outside a potential historic district.

Including these properties—especially those adjacent to the Spencer’s Addition Historic District—on the HRI would help preserve the character of the Spencer’s Addition neighborhood by allowing staff to review their demolition. Staff should check to see whether the property still has the visual integrity to meet the Secretary’s Standards, and should either refer the demolition to the CHC or document property conditions and approve the demolition. The number of staff-approved demolitions may average 3 per year. Proposed projects involving “6L” properties would likely not be subject to review under the California Environmental Quality Act (CEQA).

Table 4. Parcels ineligible for individual listing, but recommended for local planning consideration (21 total)

APN	ADDRESS	YEAR BUILT	HRI MAP SCORE	PRELIM. CHRSC	NOTES
002021016000	2207 MARIN ST	1920	--	6L	Craftsman house
002022014000	1707-1711 H ST	ca. 1915	3	6L	Vernacular cottage
002023005000	1619 LINCOLN AVE	1900	3	6L	Vernacular pyramidal-roofed cottage
002023006000	1615 LINCOLN AVE	1915	3	6L	Vernacular pyramidal-roofed cottage
002023008000	1607 LINCOLN AVE	1900	3	6L	Craftsman house (with barn)
002024006000	1637 H ST	1920	3	6L	Craftsman house
002024010000	2107 YORK ST	1937	--	6L	Vernacular style farmhouse
002024014000	1616-1620 G ST	ca. 1920	--	6L	Shingle style house
002032001000	1521 I ST	1908	3	6L	Shingle style house
002032002000	2241 GEORGIA ST	1926	3	6L	Craftsman bungalow
002037003000	2306 SPENCER ST	1900	3	6L	Vernacular pyramidal-roofed cottage
002037004000	2310 SPENCER ST	ca. 1905	3	6L	Vernacular pyramidal-roofed cottage

APN	ADDRESS	YEAR BUILT	HRI MAP SCORE	PRELIM. CHRSC	NOTES
002051005000	1755 G ST	ca. 1915	3	6L	Vernacular pyramidal-roofed cottage
002051018000	1712 F ST	1900	--	6L	Vernacular cottage
002065011000	2033 JEFFERSON ST	ca. 1905	3	6L	American Foursquare cottage
002081018000	1833 YORK ST	1906	3	6L	Craftsman/Classical Revival cottage
002097009000	1344 D ST	1937	3	6L	Spanish Eclectic bungalow
002097012000	1817 JEFFERSON ST	1937	3	6L	Spanish Eclectic bungalow
002097014000	1807 JEFFERSON ST	1900	--	6L	Vernacular pyramidal-roofed cottage
002098016000	1745 JEFFERSON ST	1920	3	6L	Craftsman house
002099028000	1643 JEFFERSON ST	1930	--	6L	Tudor Revival house

Interim HRI Guidelines

Page & Turnbull's memorandum "Napa Historic Resources Inventory (HRI) Update" (20 November 2009) outlines the method for converting the City of Napa's current HRI rankings—which are based on the 1995 City-Wide Survey methodology—to a more uniform system based on California Historical Resource Status Codes (CHRSC). (See **Appendix** for a full version of the memorandum and a description of all CHRSCs). The following recommendations for how to integrate the Spencer's Addition survey results into the existing HRI system are based on this memorandum.

CURRENT DESIGN REVIEW SYSTEM

Depending on their status, properties throughout the city listed on the HRI are subject to varying levels of design review by the CHC and staff. Certificates of Appropriateness (C of A) are required as follows:

Landmarks & Landmark Districts: C of A required for any new construction; alterations and additions to a Landmark or a contributing resource in a Landmark District; alteration or addition to a non-contributing resource in a Landmark District; changes to major interior architectural features of a publicly-owned Landmark; and demolition of a building or structure.

Neighborhood Conservation Properties: C of A required for any substantial construction visible from a public way; substantial alteration or addition visible from a public way; and demolition of a building or structure.

Historic Resource Inventory (HRI) Properties: C of A required for demolition. The CHC reviews demolitions of all properties with a Map Score of "1" or "2" and properties with a Map Score of "3" within a potential historic district, while staff reviews demolitions of properties with a Map Score of "3" outside a potential historic district.

NEXT STEPS & INTERIM MEASURES

The properties identified in the Spencer's Addition intensive-level survey should be subject to design review under the new HRI system (using CHRSCs) as follows. This can be effective immediately, even though the city-wide HRI update has not yet been completed.

- **"5S1"** is an individual Landmark, and should continue to be reviewed as such (CHC)
- **"3S"** is automatically equivalent to Map Score of "1" and should continue to be reviewed as such (CHC)
- **"5S3"** is automatically equivalent to Map Score of "2" and should continue to be reviewed as such (CHC)
- **"3D"** or **"5D3"** is comparable to Map Score of "3" within a potential historic district and should be reviewed as such by the CHC
- **"6L"** is comparable to a Map Score of "3" outside a historic district and should be reviewed as such by staff
- **"6Z"** properties do not need to be officially designated, and are not subject to review

For a complete list of properties with each CHRSC, see Appendix.

Since the HRI was originally formed in 1995, more properties have become age-eligible, more areas have been incorporated into the city limits, and survey methodologies have been updated. While Spencer's Addition was included in the 1995 survey, any properties within the Spencer's Addition survey area constructed before 1965 and not otherwise rated should thus be assigned a CHRSC of "7" ("Not Evaluated for NR or CR, or Needs Reevaluation"), and should be systematically re-evaluated.

In order to prevent demolition of potential historic resources while the conversion of the HRI system takes place, all properties with a CHRSC of "7" should be reviewed by staff as a building or demolition permit is filed. The property's CHRSC should be updated at this time, with additional research completed as necessary. If the property is still determined to be significant, staff should check to see whether the property still has sufficient integrity to convey its significance, and whether the surrounding area qualifies as a potential historic district. If so, the demolition permit application would be referred to the CHC. If not, staff would process the demolition permit application.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The California Environmental Quality Act (CEQA) is state legislation (Pub. Res. Code 21000 et seq.) which requires state and local agencies to identify the significant environmental impacts of a proposed project and propose measures to avoid or mitigate adverse effects, if necessary.⁸¹ CEQA is concerned with a wide variety of environmental factors, historic and cultural resources among them. A building may qualify as a historic resource if it falls within at least one of four categories listed in CEQA Guidelines Section 15064.5(a). The four categories are:

- 1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.).
- 2) A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of section 5024.1 (g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
- 3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852).
- 4) The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Pub. Resources Code), or

⁸¹ State of California, California Environmental Quality Act, <http://ceres.ca.gov/topic/env Law/ceqa/summary.html>, accessed 2009.

identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Pub. Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Pub. Resources Code sections 5020.1(j) or 5024.1.

CEQA REVIEW PROCESS

To summarize, resources officially listed or determined eligible for the California Register (including those listed or determined eligible for the National Register) are considered historic resources for the purposes of CEQA. Resources which have been officially designated in a local register of historic resources or recognized as historically significant by a local government pursuant to a local ordinance or resolution (such as the City of Napa's HRI), as well as resources identified as significant with a CHRSC of 3 or 5 in an adopted survey (such as the Spencer's Addition Intensive-Level Survey) are also recognized as historic resources under CEQA.

CEQA applies to "projects" proposed to be undertaken or requiring approval from state or local government agencies. "Projects" are defined as "...activities which have the potential to have a physical impact on the environment and may include the enactment of zoning ordinances, the issuance of conditional use permits and the approval of tentative subdivision maps."⁸² Historic and cultural resources are considered to be part of the environment, and therefore should a project be proposed that may affect an eligible or designated historic resource, the lead agency must complete the environmental review process as required by CEQA. In the Spencer's Addition survey area, the City of Napa will generally act as the lead agency.

The Spencer's Addition Intensive-Level Survey identified two properties as individually eligible for designation at the state or national level: the Muller House (1605-1607 Muller Drive) and the Jordan Ranch (1405 Cedar Avenue). These properties fall within Category 3, and therefore appear to qualify as historic resources under CEQA. Properties identified by the Spencer's Addition Intensive-Level Survey as eligible for listing in the HRI—including all contributors to either the Spencer's Addition Historic District or the Glenwood Gardens Historic District—fall within Category 2, and therefore also appear to qualify as historic resources under CEQA. If any project were proposed that might have an effect on these properties, some level of environmental review would likely be required. Properties designated with a CHRSC of "6L" or "6Z" are not eligible for listing, and therefore would not qualify as historic resources under CEQA.

⁸² Ibid.

VI. CONCLUSION

Spencer's Addition has played a steady role as a working-class residential community, and it contains a number of historic resources. The most significant forces that shaped the built environment in Spencer's Addition were agriculture, residential growth, and transportation. Originally platted in 1872, the neighborhood grew slowly during the Victorian era, and many of its earliest homes were the centers of small subsistence farms. The arrival of the interurban electric railroad in 1905 spurred residential development in Spencer's Addition, as many residents commuted to Mare Island. The neighborhood experienced another building boom in the early 1920s, coinciding with the end of World War I and the construction of Napa Union High School. In the postwar era, large-scale subdivisions such as Glenwood Gardens (1950) filled the neighborhoods last remaining vacant lots. More recently, houses have been moved into Spencer's Addition from surrounding neighborhoods, and historic residences on Jefferson Street have been converted to commercial use, but Spencer's Addition has retained its historic working-class residential character.

The historical narrative and property types guide presented in the historic context statement provide a foundation on which future historic resources documentation can be conducted. Using the information contained herein, it should be possible for city staff, historical consultants, and community parties to understand how individual historic properties connect with the neighborhood's social, cultural, commercial or developmental context. Subsequent evaluation with respect to a property's physical characteristics and historic significance and integrity can also be undertaken, thus enabling accurate determination of the resource's potential eligibility for designation at the national, state, or local levels.

The intensive-level survey of the Spencer's Addition survey area documents and evaluates selected individual residential and commercial properties within the survey area. The survey identified 2 potential local landmark districts, and 17 individually significant properties. Please refer to the survey report chapter and associated spreadsheets and forms for more detailed survey information.

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VIII. APPENDIX

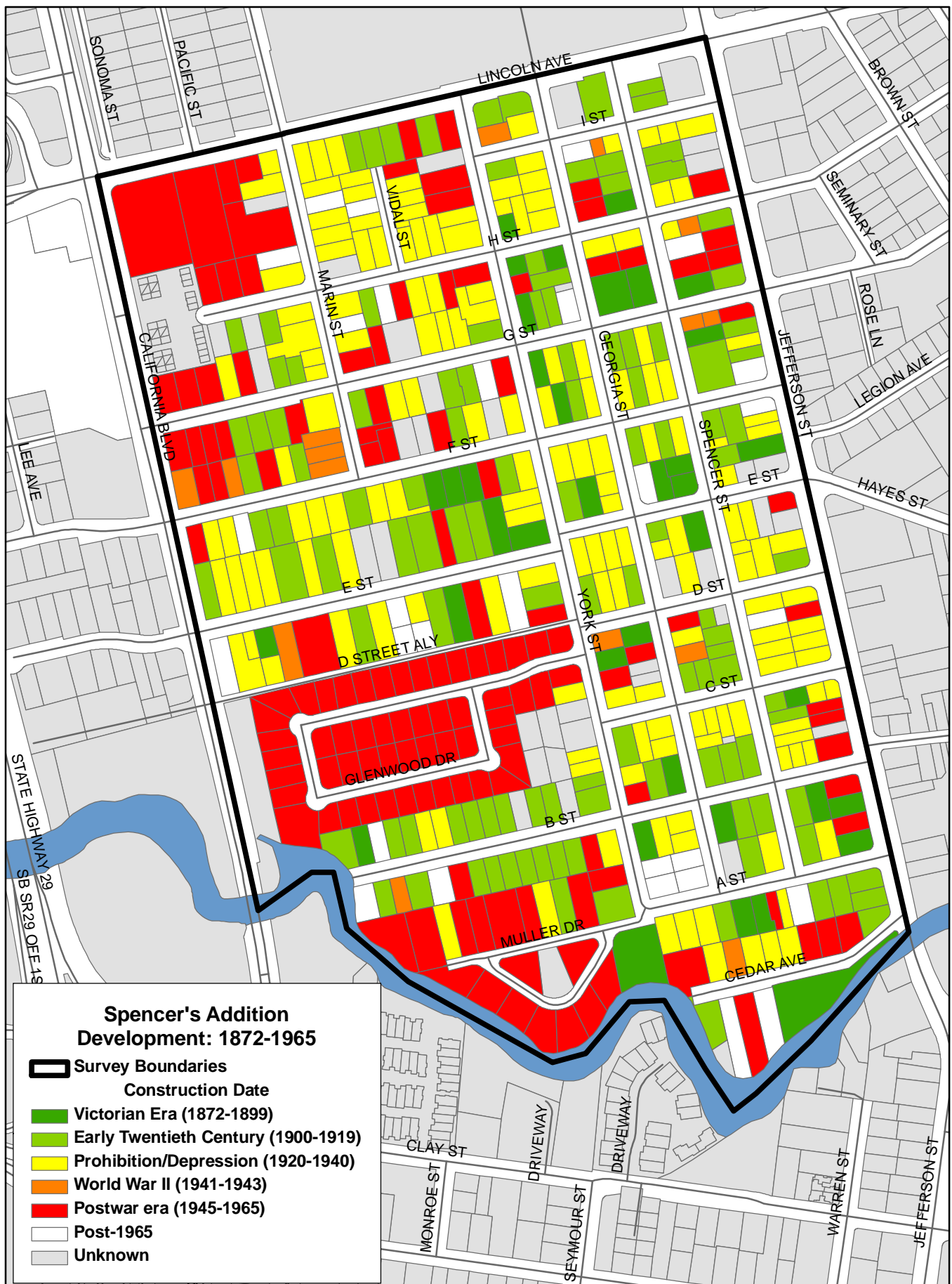
Maps

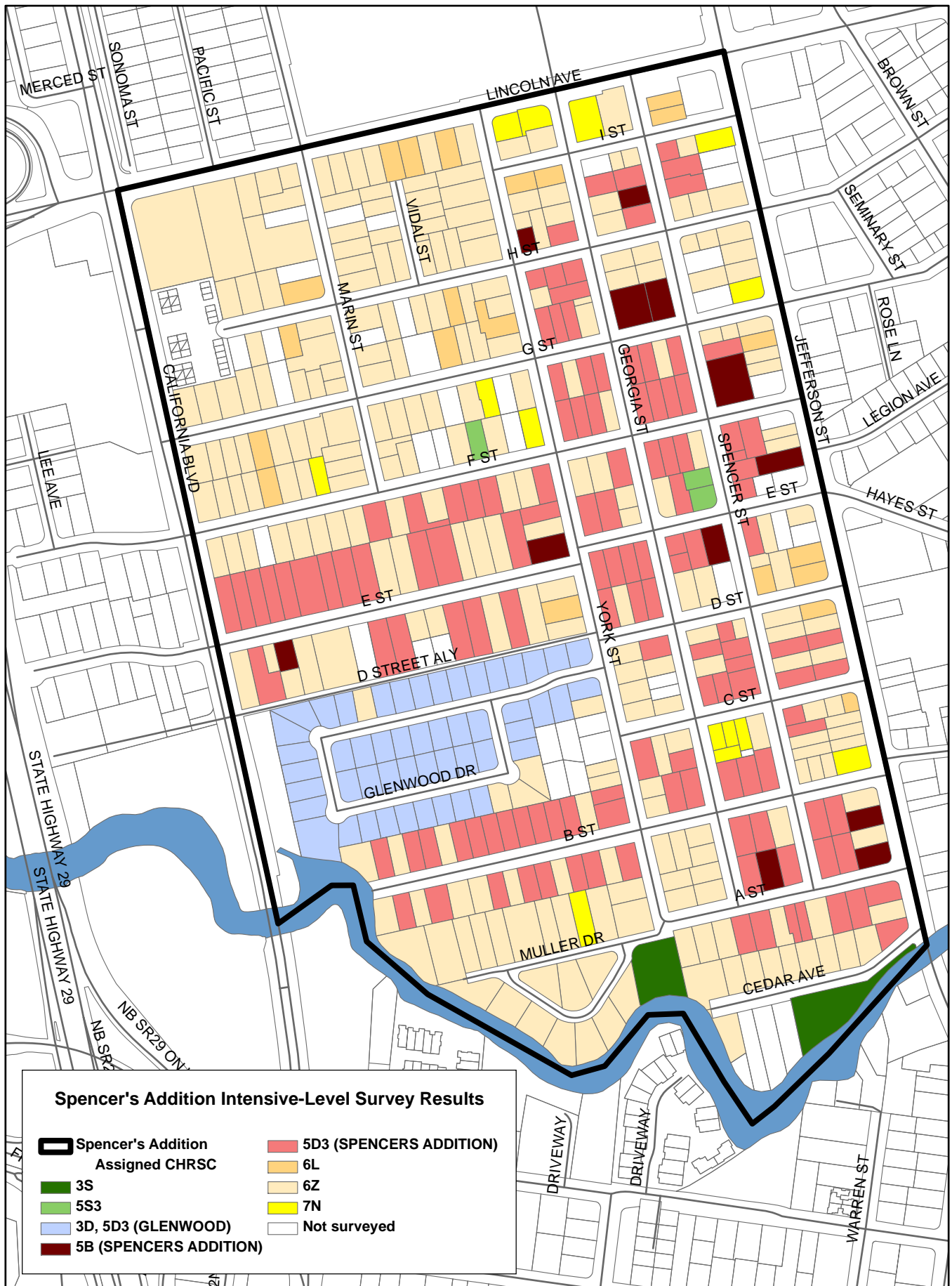
“Spencer’s Addition Development, 1872-1965”

Map of survey area, showing overview of construction dates. The map was prepared by Page & Turnbull, using data provided by the Napa County Assessor’s Office and corrected during the course of the intensive-level survey.

“Spencer’s Addition Intensive-Level Survey Results”

Map of survey area, showing extent of Spencer’s Addition Intensive-Level Survey. The map was prepared by Page & Turnbull, using data provided by the Napa County Assessor’s Office.





HRI Update Memorandum

This section includes Page & Turnbull's memorandum "Napa Historic Resources Inventory (HRI) Update" (20 November 2009), which outlines the city-wide changes to the HRI rating system.

MEMORANDUM

DATE	20 November 2009	PROJECT NO.	08024
TO	Jennifer LaLiberte	PROJECT NAME	Heritage Napa
OF	City of Napa, Economic Development Dept./ Napa Community Redevelopment Agency 1600 Clay Street Napa, CA 94559	FROM	Rebecca Fogel & Caitlin Harvey
CC	Marlene Demery, City of Napa Ruth Todd, Page & Turnbull	VIA	Email

REGARDING NAPA HISTORIC RESOURCES INVENTORY (HRI) UPDATE [REVISED]

This memorandum discusses the method for converting the City of Napa's current HRI rankings—which are based on the 1995 City-Wide Survey methodology—to a more uniform system based on California Register of Historical Resources (CRHR) Status Codes. (See attached sheet for a full description of all CRHR Status Codes).

The following approach should be vetted with City of Napa staff and the Office of Historic Preservation (OHP) to ensure accuracy.

Current System

The current ranking system for the HRI was established by the Napa City-Wide Survey, completed in 1995 by San Buenaventura Research Associates of Santa Paula, California. As part of this windshield survey, buildings were rated and listed in the HRI according to a 1 to 5 point system called Map Score, defined as follows:

- (–) Not rated (usually, a vacant parcel)
- (1) Appears to be individually eligible for listing on the NRHP; already is listed or has been previously determined eligible for listing.
- (2) Appears to be individually eligible for designation as a City Landmark; already is designated or has been previously determined eligible for listing.
- (3) Not individually eligible for NRHP listing or designation as a landmark, but may be a contributor to the formation of an historic district.
- (4) Ineligible; a non-contributor to a district.
- (5) Not rated (usually, a non-visible property)

The Map Score for each property was derived from a combination of the building's construction date, Visual Estimate of Significance (VES) score, and integrity. According to the 1995 Survey Report, this system “served to weight the Map Scores for properties with similar visual characteristics towards higher levels of significance based on greater age. This weighting system also de-emphasized the importance of post-1945 buildings, but permitted the identification of architecturally significant contemporary buildings.”¹

In addition to the HRI ranking/Map Score, properties listed on the HRI can be designated as Landmark Properties, Landmark Districts, or Neighborhood Conservation Properties. Depending on their status, properties listed on the HRI are subject to varying levels of design review by the CHC and staff. Certificates of Appropriateness (C of A) are required as follows:

Landmarks & Landmark Districts: C of A required for any new construction; alterations and additions to a Landmark or a contributing resource in a Landmark District; alteration or addition to a non-contributing resource in a Landmark District; changes to major interior architectural features of a publicly-owned Landmark; and demolition of a building or structure.

Neighborhood Conservation Properties: C of A required for any substantial construction visible from a public way; substantial alteration or addition visible from a public way; and demolition of a building or structure.

Historic Resource Inventory (HRI) Properties: C of A required for demolition. The CHC reviews demolitions of all properties with a Map Score of “1” or “2” and properties with a Map Score of “3” within a potential historic district, while staff reviews demolitions of properties with a Map Score of “3” outside a potential historic district.

Proposed Changes

The first step in updating the HRI rankings is to cross-reference existing documentation (CHRIS Database and City of Napa Combined HRI List), and record existing CRHR status codes. All properties listed individually in the National Register will receive a status code of “1S,” while properties which are contributors to a National Register historic district will receive a status code of “1D.” All properties listed on the HRI as “Landmark Properties” will receive a status code of “5S1,” while properties listed on the HRI as “Landmark Districts” will receive a status code of “5D1.” All properties with other status codes will also be recorded.

MAP SCORE CONVERSION

Once these properties’ existing status codes have been recorded, the current HRI rankings (Map Score) of the remaining properties will automatically be converted to CRHR Status Codes as follows:

Map Score of “1” → CRHR Status Code “3S” (“Appears eligible for NR as an individual property through survey evaluation”)

Map Score of “2” → CRHR Status Code “5S3” (“Appears to be individually eligible for local listing or designation through survey evaluation”)

Map Score of “3” → CRHR Status Code “7N” (“Needs to be reevaluated”). The 1995 survey identified these properties as potential contributors to a potential historic district; however, without documentation of such a district, these properties cannot be given an accurate CRHR status code. Therefore, properties with a Map Score of “3” should be systematically re-evaluated and recorded as they are studied. Some properties may ultimately become contributors to a historic district, or may be determined ineligible if no district exists in the vicinity.

Map Score of “4” → CRHR Status Code “6Z” (“Found ineligible for NR, CR, or Local designation through survey evaluation”) or CRHR Status Code “7N” (“Needs to be reevaluated”). The 1995 survey assigned a Map Score of “4” to two categories of properties: those with poor integrity or architectural significance, and those located within Historic Resource Planning Areas (HRPAs)

constructed after 1950. Properties which were given a Map Score of “4” because they are a poor example of an architectural style or have undergone major alterations can be safely assumed to be ineligible for listing in the national, state, or local registers, and thus should be assigned a CRHR Status Code of “6Z.” Properties which were given a Map Score of “4” because they are located within an HRP but were constructed between 1950 and 1965 cannot be given an accurate CRHR status code without additional documentation; they should be assigned a CRHR Status Code of “7N” and reevaluated at a later date based on updated survey methodology.

Map Score of “5” → CRHR Status Code “7” (“Not Evaluated for NR or CR, or Needs Reevaluation”). These properties should be evaluated at a later date.

Since the HRI was originally formed in 1995, more properties have become age-eligible. Any properties constructed before 1965 and not otherwise rated should thus be assigned a CRHR Status Code “7” (“Not Evaluated for NR or CR, or Needs Reevaluation”), and should be evaluated at a later date.

Next Steps & Interim Measures

Once the HRI ranking system has been updated, properties with a CRHR Status Code of “7” or “7N” should be systematically re-evaluated. An updated reconnaissance-level survey could better identify some of the “7” properties, while intensive-level survey(s) would identify historic districts in order to refine the classification of “7N” properties.

In order to prevent demolition of potential historic resources while this conversion takes place, all properties with a CRHR Status Code of “7” or “7N” should be reviewed by staff. The property’s CRHR Status Code should be updated at this time, with additional research completed as necessary. If the property is still determined to be significant, staff should check to see whether the property still has sufficient integrity to convey its significance, and whether the surrounding area qualifies as a potential historic district. If so, the demolition permit application would be referred to the CHC. If not, staff would process the demolition permit application.

Creating and maintaining the HRI is an ongoing process, as the accuracy of older surveys diminishes with time and more uncharted areas are incorporated into the city limits. The CHC has continued to update the HRI, as well as expand the scope and depth of the surveys with the goal of ultimately covering the entire City of Napa. The proposed changes to the HRI rating system will further strengthen this process of identifying and protecting Napa’s historic resources.

¹ San Buenaventura Research Associates, “Napa City-Wide Historic Resources Survey: Methodology and Results Report” (Napa: unpublished report, March 1995), in City of Napa Planning Division Archives, 6.

California Historical Resource Status Codes

The following table includes a list of all California Historical Resource Status Codes (CHRSC) for reference.

California Historical Resource Status Codes

1 Properties listed in the National Register (NR) or the California Register (CR)

- 1D Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
- 1S Individual property listed in NR by the Keeper. Listed in the CR.

- 1CD Listed in the CR as a contributor to a district or multiple resource property by the SHRC
- 1CS Listed in the CR as individual property by the SHRC.
- 1CL Automatically listed in the California Register – Includes State Historical Landmarks 770 and above and Points of Historical Interest nominated after December 1997 and recommended for listing by the SHRC.

2 Properties determined eligible for listing in the National Register (NR) or the California Register (CR)

- 2B Determined eligible for NR as an individual property and as a contributor to an eligible district in a federal regulatory process. Listed in the CR.
- 2D Contributor to a district determined eligible for NR by the Keeper. Listed in the CR.
- 2D2 Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR.
- 2D3 Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in the CR.
- 2D4 Contributor to a district determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
- 2S Individual property determined eligible for NR by the Keeper. Listed in the CR.
- 2S2 Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR.
- 2S3 Individual property determined eligible for NR by Part I Tax Certification. Listed in the CR.
- 2S4 Individual property determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.

- 2CB Determined eligible for CR as an individual property and as a contributor to an eligible district by the SHRC.
- 2CD Contributor to a district determined eligible for listing in the CR by the SHRC.
- 2CS Individual property determined eligible for listing in the CR by the SHRC.

3 Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation

- 3B Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
- 3D Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
- 3S Appears eligible for NR as an individual property through survey evaluation.

- 3CB Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
- 3CD Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
- 3CS Appears eligible for CR as an individual property through survey evaluation.

4 Appears eligible for National Register (NR) or California Register (CR) through other evaluation

- 4CM Master List - State Owned Properties – PRC §5024.

5 Properties Recognized as Historically Significant by Local Government

- 5D1 Contributor to a district that is listed or designated locally.
- 5D2 Contributor to a district that is eligible for local listing or designation.
- 5D3 Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.

- 5S1 Individual property that is listed or designated locally.
- 5S2 Individual property that is eligible for local listing or designation.
- 5S3 Appears to be individually eligible for local listing or designation through survey evaluation.

- 5B Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.

6 Not Eligible for Listing or Designation as specified

- 6C Determined ineligible for or removed from California Register by SHRC.
- 6J Landmarks or Points of Interest found ineligible for designation by SHRC.
- 6L Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
- 6T Determined ineligible for NR through Part I Tax Certification process.
- 6U Determined ineligible for NR pursuant to Section 106 without review by SHPO.
- 6W Removed from NR by the Keeper.
- 6X Determined ineligible for the NR by SHRC or Keeper.
- 6Y Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
- 6Z Found ineligible for NR, CR or Local designation through survey evaluation.

7 Not Evaluated for National Register (NR) or California Register (CR) or Needs Revaluation

- 7J Received by OHP for evaluation or action but not yet evaluated.
- 7K Resubmitted to OHP for action but not reevaluated.
- 7L State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards.
- 7M Submitted to OHP but not evaluated - referred to NPS.
- 7N Needs to be reevaluated (Formerly NR Status Code 4)
- 7N1 Needs to be reevaluated (Formerly NR SC4) – may become eligible for NR w/restoration or when meets other specific conditions.
- 7R Identified in Reconnaissance Level Survey: Not evaluated.
- 7W Submitted to OHP for action – withdrawn.

Architectural Survey (Spreadsheets & DPR 523 D Forms)

Attached are the survey spreadsheets for the Spencer's Addition Intensive-Level Survey, and the District Records (DPR 523 D Forms) for the Spencer's Addition Historic District and the Glenwood Gardens Historic District.

The spreadsheet lists all properties that were documented during the Spencer's Addition Historic Resources Survey. The Assessor's Parcel Number (APN) and street address of each property are provided for identification purposes. Address(es), construction date, architectural style, HRI Map Score, and CHRSC are provided for each property. Notes about building name or history is included where applicable.

SURVEY SPREADSHEET KEY

c_apn_key: Assessor's Parcel Number (APN)

c_full_address: Parcel address (as assigned by Napa County Assessor)

add_bldg_address: Additional street address (as assigned by P&T via field reconnaissance)

bldg_name_alt: Building name or other identifier

use: National Register code indicating use (i.e. HP2 = Single-family use)

yrbuilt: Construction date (as assigned by Napa County Assessor)

cor_yrbuilt: Corrected construction date (as assigned by P&T, based on various research sources)

cor_yrbuilt_src: Research source for corrected construction date

archt_style: Architectural style(s)

HRI_rating: Current rating (Map Score 1, 2, or 3) assigned to each parcel

chrsc: California Historic Resource Status Code (CHRSC) assigned by P&T as part of intensive-level survey

district_dform: Historic District (if applicable)

skip_reason: Reason property was not surveyed (if applicable)

Spencer's Addition Intensive-Level Survey Spreadsheet

c_apn_key	c_full_address	add_bldg_address	bldg_name_alt	use	yrbuilt	cor_yrbuilt	cor_yrbuilt_src	archt_style	HRI_rating	chrsc	district_dform	skip_reason
002010006000_0000	1770 - 1770 G ST			HP2.	1955			Ranch		6Z		
002010008000_0000	1778 - 1778 G ST			HP2.	1955	0		Ranch		6Z		
002010009000_0000	1758 - 1758 G ST			HP2.	1955	0		Ranch		6Z		
002010019000_0000	1775 - 1775 LINCOLN AVE			HP6.	1958	0		Modern		6Z		
002011006000_0000	2355 - 2375 CALIFORNIA BLVD				1998	0						Age-Ineligible
002011007000_0000	2375 - 2375 CALIFORNIA BLVD				1999	0						Age-Ineligible
002011007000_0000	1833 - 1833 LINCOLN AVE				1999	0						Age-Ineligible
002021003000_0000	1711 - 1729 LINCOLN AVE			HP3.	1963	0		Modern		6Z		
002021004000_0000	1701 - 1709 LINCOLN AVE			HP3.	0	1965	Architectural Estimate	Modern		6Z		
002021005000_0000	1701 - 1701 LINCOLN AVE			HP2.	0	1930	Architectural Estimate	Vernacular		6Z		
002021006000_0000	2221 - 2221 MARIN ST			HP2.	1933	0		Tudor Revival	3	6Z		
002021007000_0000	2217 - 2217 MARIN ST				0	0						Age-Ineligible
002021010000_0000	1714 - 1714 H ST			HP2.	1961	0		Ranch		6Z		
002021011000_0000	1740 - 1740 H ST			HP2.	1948	0		Minimal Traditional		6Z		
002021012000_0000	1750 - 1750 H ST			HP2.	1947	0		Craftsman, Minimal Traditional	3	6Z		
002021013000_0000	1733 - 1745 LINCOLN AVE		Rose Garden Apartments	HP3.	1960	0		Dingbat		6Z		
002021014000_0000	2211 - 2215 MARIN ST		Rose Garden Apartments	HP3.	1963	0		Modern		6Z		
002021014000_0001	2211 - 2215 MARIN ST			HP2.	1963	0		Modern		6Z		
002021015000_0000	2209 - 2209 MARIN ST				1995	0						Age-Ineligible
002021016000_0000	2207 - 2207 MARIN ST			HP2.	1920	0		Craftsman		6L		
002022001000_0000	1767 - 1767 H ST			HP2.	1903	0		Vernacular	3	6Z		
002022003000_0000	2147 - 2147 MARIN ST			HP2.	1923	0		Craftsman	3	6Z		
002022004000_0000	2117 - 2131 MARIN ST			HP3.	1936	0		Contemporary		6Z		
002022005000_0000	2111 - 2111 MARIN ST			HP2.	1935	0		None/Altered, Minimal Traditional		6Z		
002022006000_0000	2101 - 2101 MARIN ST			HP2.	1937	0		Minimal Traditional	3	6Z		
002022007000_0000	1718 - 1718 G ST			HP2.	1912	0		Craftsman	3	6Z		
002022008000_0000	1726 - 1726 G ST			HP2.	1905	0		Vernacular		6Z		
002022009000_0000	1730 - 1734 G ST				0	0						Age-Ineligible
002022010000_0000	1740 - 1742 G ST			HP2.	1961	0		Modern		6Z		
002022011000_0000	1777 - 1777 H ST				0	0						Age-Ineligible
002022012000_0000	1750 - 1750 G ST			HP2.	1940	0		Minimal Traditional		6Z		
002022013000_0000	1717 - 1719 H ST				0	0						Age-Ineligible
002022014000_0000	1707 - 1711 H ST			HP2.	0	1915	Architectural Estimate	Vernacular	3	6L		
002023001000_0000	1637 - 1637 LINCOLN AVE			HP2.	0	1930	Architectural Estimate	Minimal Traditional		6Z		
002023002000_0000	1631 - 1631 LINCOLN AVE			HP2.	1930	0		None/Altered		6Z		
002023003000_0000	1627 - 1627 LINCOLN AVE			HP2.	0	1930	Architectural Estimate	None/Altered, Minimal Traditional		6Z		
002023004000_0000	1625 - 1625 LINCOLN AVE			HP2.	1904	0		Craftsman		6Z		
002023005000_0000	1619 - 1619 LINCOLN AVE			HP2.	1900	0		Vernacular	3	6L		
002023006000_0000	1615 - 1615 LINCOLN AVE			HP2.	1915	0		Vernacular	3	6L		
002023007000_0000	1611 - 1613 LINCOLN AVE			HP3.	1948	0		Minimal Traditional	3	6Z		
002023008000_0000	1607 - 1607 LINCOLN AVE			HP2.	1900	0		Craftsman, Vernacular	3	6L		
002023009000_0000	1601 - 1601 LINCOLN AVE			HP6.	1960	0		Modern		6Z		
002023012000_0000	2227 - 2227 YORK ST			HP2.	1933	0		Tudor Revival	3	6Z		
002023013000_0000	2205 - 2205 YORK ST			HP2.	1936	0		Colonial Revival	3	6Z		
002023014000_0000	1628 - 1628 H ST			HP2.	1932	0		Craftsman	3	6Z		
002023015000_0000	1638 - 1638 H ST			HP2.	1940	0		Minimal Traditional	3	6Z		
002023016000_0000	1648 - 1648 H ST			HP2.	1932	0		Craftsman		6Z		
002023017000_0000	2216 - 2226 VIDAL ST			HP2.	0	1920	HRI	Vernacular	3	6Z		
002023018000_0000	2228 - 2228 VIDAL ST			HP2.	1930	0		None/Altered, Contemporary		6Z		
002023019000_0000	2230 - 2230 VIDAL ST			HP2.	1935	0		Craftsman	3	6Z		
002023020000_0000	2234 - 2234 VIDAL ST			HP2.	1958	0		Vernacular		6Z		
002023021000_0000	2235 - 2235 VIDAL ST			HP2.	0	1930	HRI	Craftsman	3	6Z		
002023022000_0000	2233 - 2233 VIDAL ST			HP2.	1933	0		Craftsman		6Z		
002023023000_0000	2229 - 2229 VIDAL ST				1968	0						Age-Ineligible
002023024000_0000	2227 - 2227 VIDAL ST			HP2.	1920	0		Craftsman	3	6Z		
002023025000_0000	1664 - 1664 H ST			HP2.	1937	0		Minimal Traditional		6Z		
002023026000_0000	1672 - 1674 H ST			HP2.	0	1940	HRI	Vernacular, Minimal Traditional	3	6Z		
002023027000_0000	2206 - 2206 MARIN ST			HP2.	1933	0		Colonial Revival	3	6Z		

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c_apn_key	c_full_address	add_bldg_address	bldg_name_alt	use	yrbuilt	cor_yrbuilt	cor_yrbuilt_src	archt_style	HRI_rating	chrsc	district_dform	skip_reason
002023028000_0000	2208 - 2208 MARIN			HP2.	1929	0		Craftsman	3	6Z		
002023029000_0000	2210 - 2210 MARIN ST			HP2.	1930	0		Craftsman		6Z		
002023030000_0000	2212 - 2212 MARIN ST			HP2.	1937	0		Craftsman	3	6Z		
002023031000_0000	2214 - 2214 MARIN ST				1990	0						Age-Ineligible
002023032000_0000	2216 - 2216 MARIN ST			HP2.	1933	0		Vernacular	3	6Z		
002023033000_0000	2232 - 2232 VIDAL ST			HP2.	1934	0		Vernacular	3	6Z		
002023034000_0000	2245 - 2245 YORK ST			HP2.	1947	0		Tudor Revival	3	6Z		
002023036000_0000	2293 - 2295 YORK ST			HP3.	0	0		Tudor Revival	3	6Z		
002023037000_0000	2265 - 2265 YORK ST			HP2.	1950	0		Tudor Revival	3	6Z		
002024001000_0000	2170 - 2170 MARIN ST			HP2.	1935	0		Vernacular	3	6Z		
002024002000_0000	1667 - 1667 H ST			HP2.	1910	0		Vernacular		6Z		
002024003000_0000	1657 - 1657 H ST			HP2.	2005	0						Age-Ineligible
002024004000_0000	1651 - 1653 H ST			HP2.	0	1945	HRI	Minimal Traditional	3	6Z		
002024004000_0001	1651 - 1653 H ST			HP2.	0	1945	HRI	Vernacular	3	6Z		
002024005000_0000	1647 - 1647 H ST			HP2.	1934	0		Vernacular	3	6Z		
002024006000_0000	1637 - 1637 H ST			HP2.	1920	0		Craftsman	3	6L		
002024007000_0000	1617 - 1617 H ST			HP2.	1955	0		Ranch		6Z		
002024008000_0000	2149 - 2149 YORK ST			HP2.	1948	0		Ranch	3	6Z		
002024009000_0000	2131 - 2133 YORK ST			HP3.	0	1925	HRI	Vernacular	3	6Z		
002024010000_0000	2107 - 2107 YORK ST			HP2.	1937	0		Vernacular	3	6L		
002024011000_0000	2105 - 2105 YORK ST			HP2.	1900	0		Contemporary		6Z		
002024012000_0000	1610 - 1610 G ST			HP2.	1936	0		Craftsman	3	6Z		
002024013000_0000	1612 - 1612 G ST			HP2.	1937	0		Vernacular	3	6Z		
002024014000_0000	1616 - 1620 G ST			HP3.	0	1920	HRI	Shingle	3	6L		
002024015000_0000	1662 - 1668 G ST				0	0						Age-Ineligible
002024016000_0000	1676 - 1676 G ST			HP2.	1954	0		Minimal Traditional	3	6Z		
002024017000_0000	1686 - 1698 G ST			HP3.	0	1945	Architectural Estimate	Minimal Traditional		6Z		
002024018000_0000	2112 - 2112 MARIN ST			HP2.	1952	1935	HRI	Colonial Revival	3	6Z		
002024019000_0000	2160 - 2160 MARIN ST				1987	0						Age-Ineligible
002031001000_0000	525 - 525 LINCOLN AVE	1525 Lincoln Avenue		HP2.	1900			Gothic Revival	3	7N		
002031002000_0000	2325 - 2325 GEORGIA ST			HP2.	1910	0		Craftsman	3	7N		
002031003000_0000	2305 - 2305 GEORGIA ST			HP2.	1936	0		Vernacular, Spanish Eclectic	3	6Z		
002031004000_0000	1540 - 1540 I ST			HP2.	1943	0		Minimal Traditional	3	6Z		
002032001000_0000	1521 - 1521 I ST			HP2.	1908	0		Shingle	3	6L		
002032002000_0000	2241 - 2241 GEORGIA ST			HP2.	1926	0		Craftsman	3	6L		
002032003000_0000	2231 - 2231 GEORGIA ST			HP2.	1938	0		Minimal Traditional	3	6Z		
002032004000_0000	2219 - 2219 GEORGIA ST			HP2.	1940	0		Minimal Traditional	3	6Z		
002032005000_0000	2205 - 2205 GEORGIA ST			HP2.	1923	0		Pueblo Revival	3	5D3	SPENCERS ADDITION	
002032006000_0000	1518 - 1518 H ST			HP2.	1960	1920	Architectural Estimate	Vernacular		6Z	SPENCERS ADDITION	
002032007000_0000	1532 - 1532 H ST		Turner G. Baxter House	HP2.	1898	0		Queen Anne	3	5B	SPENCERS ADDITION	
002032008000_0000	2220 - 2220 YORK ST			HP2.	1936	0		Craftsman	3	6Z		
002032009000_0000	2232 - 2232 YORK ST			HP2.	1935	0		Minimal Traditional	3	6Z		
002033001000_0000	1535 - 1535 H ST			HP2.	1898	0		Craftsman, Vernacular	3	5D3	SPENCERS ADDITION	
002033002000_0000	1517 - 1517 H ST			HP2.	1910	0		Colonial Revival, Vernacular	3	5D3	SPENCERS ADDITION	
002033003000_0000	2145 - 2145 GEORGIA ST			HP2.	1899	0		Vernacular	3	5D3	SPENCERS ADDITION	
002033004000_0000	2125 - 2127 GEORGIA ST			HP2.	0	1910	HRI	American Foursquare	3	5D3	SPENCERS ADDITION	
002033005000_0000					0	0				6Z	SPENCERS ADDITION	Age-Ineligible
002033006000_0000	1508 - 1508 G ST				1977	0				6Z	SPENCERS ADDITION	Age-Ineligible
002033007000_0000	1516 - 1516 G ST			HP2.	1900	0		Vernacular	3	5D3	SPENCERS ADDITION	
002033008000_0000	1528 - 1528 G ST			HP2.	1900	0		Craftsman, Queen Anne	3	5D3	SPENCERS ADDITION	
002033009000_0000	1536 - 1536 G ST			HP2.	1898	0		Vernacular		5D3	SPENCERS ADDITION	
002033010000_0000	2130 - 2130 YORK ST			HP2.	1959	0		Minimal Traditional	3	6Z	SPENCERS ADDITION	
002034001000_0000	2304 - 2308 GEORGIA ST			HP3.	0	1910	Architectural Estimate	Craftsman		7N		
002034001000_0001	2304 - 2308 GEORGIA ST	1423 Lincoln Avenue		HP2.	0	1910	Architectural Estimate	Vernacular		7N		
002034001000_0002	2304 - 2308 GEORGIA ST			HP2.	0	1910	Architectural Estimate	Craftsman		7N		
002034002000_0000	1401 - 1405 LINCOLN AVE			HP6.	0	1915	HRI	Craftsman, 20th Century Commercial	3	6Z		
002035001000_0000	1435 - 1435 I ST				1995	0						Age-Ineligible
002035002000_0000	1411 - 1411 I ST			HP2.	1943	0		Minimal Traditional	3	6Z		

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c_apn_key	c_full_address	add_bldg_address	bldg_name_alt	use	yrbuilt	cor_yrbuilt	cor_yrbuilt_src	archt_style	HRI_rating	chrsc	district_dform	skip_reason
002035003000_0000	2249 - 2249 SPENCER ST			HP2.	1938	0		Minimal Traditional	3	6Z		
002035004000_0000	2239 - 2239 SPENCER ST			HP2.	1905	0		Vernacular	3	5D3	SPENCERS ADDITION	
002035005000_0000	2217 - 2217 SPENCER ST			HP2.	1900	0		Queen Anne, Vernacular	2	5B	SPENCERS ADDITION	
002035006000_0000	2205 - 2205 SPENCER ST			HP2.	1890	0		Vernacular	3	5D3	SPENCERS ADDITION	
002035007000_0000	1432 - 1432 H ST			HP2.	1962	0		Ranch		6Z	SPENCERS ADDITION	
002035008000_0000	2220 - 2220 GEORGIA ST			HP2.	1956	0		Minimal Traditional	3	6Z	SPENCERS ADDITION	
002035009000_0000	2230 - 2230 GEORGIA ST			HP2.	1910	0		Craftsman	3	5D3	SPENCERS ADDITION	
002036001000_0000	2168 - 2178 GEORGIA ST			HP3.	0	1945	HRI	Vernacular	3	6Z	SPENCERS ADDITION	
002036002000_0000	2155 - 2155 SPENCER ST			HP2.	1935	0		Craftsman	3	6Z	SPENCERS ADDITION	
002036003000_0000	2131 - 2131 SPENCER ST			HP2.	1947	0		Minimal Traditional	3	6Z	SPENCERS ADDITION	
002036004000_0000	1408 - 1408 G ST			HP2.	1898	0		Queen Anne	2	5B	SPENCERS ADDITION	
002036005000_0000	1436 - 1436 G ST		Arbor Guest House Bed & Breakfast	HP2.	1889	0		Shingle	3	5B	SPENCERS ADDITION	
002036006000_0000	1429 - 1431 H ST			HP3.	0	1940	Architectural Estimate	Ranch		6Z	SPENCERS ADDITION	
002037003000_0000	2306 - 2306 SPENCER ST			HP2.	1900	0		Vernacular	3	6L		
002037004000_0000	2310 - 2310 SPENCER ST			HP2.	0	1905	HRI	Vernacular	3	6L		
002037005000_0000	2303 - 2303 JEFFERSON ST				0	0						Age-Ineligible
002038001000_0000	2240 - 2240 SPENCER ST			HP2.	1920	0		None/Altered, Pueblo Revival	3	5D3	SPENCERS ADDITION	
002038002000_0000	1331 - 1331 I ST			HP2.	1937	0		Spanish Eclectic	3	6Z		
002038003000_0000	2297 - 2297 JEFFERSON ST		Butter Cream Bakery	HP6.	0	1940	Architectural Estimate	20th Century Commercial		7N		
002038007000_0000	1330 - 1330 H ST			HP2.	1940	0		Minimal Traditional	3	6Z		
002038008000_0000	2204 - 2204 SPENCER ST			HP2.	1937	0		Spanish Eclectic	3	6Z		
002038009000_0000	2218 - 2218 SPENCER ST			HP2.	1903	0		Craftsman, Vernacular	3	5D3	SPENCERS ADDITION	
002038010000_0000	2230 - 2230 SPENCER ST			HP2.	1912	0		Craftsman	3	5D3	SPENCERS ADDITION	
002038011000_0000	2201 - 2209 JEFFERSON ST			HP6.	0	1960	Architectural Estimate	Modern		6Z		
002038012000_0000	2215 - 2225 JEFFERSON ST				0	0						Age-Ineligible
002038013000_0000	2231 - 2231 JEFFERSON ST				0	0						Age-Ineligible
002039006000_0000	2106 - 2106 SPENCER ST				1889	0						Age-Ineligible
002039007000_0000	2118 - 2124 SPENCER ST			HP3.	0	1955	Architectural Estimate	Ranch		6Z		
002039008000_0000	2143 - 2143 JEFFERSON ST			HP2.	1902	0		Craftsman, Vernacular		6Z		
002039009000_0000	2119 - 2119 JEFFERSON ST			HP6.	0	1965	Architectural Estimate	Modern		6Z		
002039011000_0000	2107 - 2107 JEFFERSON ST			HP2.	0	1905	HRI	Vernacular	3	7N		
002039012000_0000	2146 - 2152 SPENCER ST				1971	0						Age-Ineligible
002039013000_0000	2131 - 2131 JEFFERSON ST			HP3.	1950	0		Minimal Traditional	3	6Z		
002039014000_0000	1341 - 1341 H ST			HP2.	1939	0		Minimal Traditional	3	6Z		
002039015000_0000	1331 - 1331 H ST			HP2.	1942	0		Minimal Traditional	3	6Z		
002051001000_0000	1791 - 1791 G ST			HP2.	1947	0		Minimal Traditional	3	6Z		
002051002000_0000	1779 - 1779 G ST			HP2.	1947	0		Minimal Traditional	3	6Z		
002051003000_0000	1771 - 1771 G ST			HP2.	1947	0		Minimal Traditional	3	6Z		
002051004000_0000	1759 - 1759 G ST			HP2.	1948	0		Minimal Traditional	3	6Z		
002051005000_0000	1755 - 1755 G ST			HP2.	1929	1915	Sanborn Maps	Vernacular	3	6L		
002051006000_0000	1747 - 1747 G ST			HP2.	1906	0		None/Altered	3	6Z		
002051007000_0000	1735 - 1739 G ST			HP2.	1910	0		Vernacular		6Z		
002051008000_0000	1725 - 1725 G ST			HP2.	1948	0		Minimal Traditional	3	6Z		
002051009000_0000	1701 - 1701 G ST			HP2.	1936	0		Minimal Traditional	3	6Z		
002051012000_0000	2025 - 2025 MARIN ST			HP2.	1942	0		Minimal Traditional	3	6Z		
002051013000_0000	2015 - 2015 MARIN ST			HP2.	1943	0		Minimal Traditional	3	6Z		
002051014000_0000	2001 - 2001 MARIN ST			HP2.	1942	0		Minimal Traditional	3	6Z		
002051015000_0000	1704 - 1704 F ST			HP2.	1920	1905	Sanborn Maps	Vernacular	3	7N		
002051016000_0000	1706 - 1706 F ST			HP2.	1934	0		Vernacular	3	6Z		
002051017000_0000	1710 - 1710 F ST			HP2.	0	1945	HRI	Minimal Traditional	3	6Z		
002051018000_0000	1712 - 1712 F ST			HP2.	1900	0		Vernacular		6L		
002051019000_0000	1760 - 1760 F ST			HP2.	1942	0		Minimal Traditional	3	6Z		
002051020000_0000	1770 - 1770 F ST			HP2.	1947	0		Minimal Traditional		6Z		
002051021000_0000	1780 - 1780 F ST			HP2.	1948	0		Minimal Traditional	3	6Z		
002051022000_0000	1790 - 1790 F ST			HP2.	1942	0		Minimal Traditional	3	6Z		
002052001000_0000	1723 - 1725 F ST			HP2.	1959	0		Ranch		6Z		
002052002000_0000	1721 - 1721 F ST			HP2.	1940	0		Minimal Traditional	3	6Z		
002052003000_0000	1719 - 1719 F ST			HP2.	1940	0		Minimal Traditional	3	6Z		

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c_apn_key	c_full_address	add_bldg_address	bldg_name_alt	use	yrbuilt	cor_yrbuilt	cor_yrbuilt_src	archt_style	HRI_rating	chrsc	district_dform	skip_reason
002052004000_0000	1715 - 1717 F ST				1968	0			3			Age-Ineligible
002052005000_0000	1711 - 1711 F ST			HP2.	1900	0		Vernacular		6Z		
002052006000_0000	1709 - 1709 F ST			HP2.	1912	0		Vernacular	3	6Z		
002052007000_0000	1707 - 1707 F ST			HP2.	1937	0		Minimal Traditional	3	6Z		
002052008000_0000	1705 - 1705 F ST			HP2.	1934	0		Minimal Traditional	3	6Z		
002052009000_0000	1703 - 1703 F ST			HP2.	0	1940	Sanborn Maps	Vernacular		6Z		
002052010000_0000	1701 - 1701 F ST			HP2.	0	1905	HRI	Vernacular	3	5D3	SPENCERS ADDITION	
002052011000_0000	1617 - 1621 F ST			HP2.	1958	1940	HRI	Vernacular	3	6Z	SPENCERS ADDITION	
002052012000_0000	1615 - 1615 F ST			HP2.	1924	0		Vernacular	3	5D3	SPENCERS ADDITION	
002052013000_0000	1613 - 1613 F ST			HP3.	1954	1905	Architectural Estimate	Vernacular		6Z	SPENCERS ADDITION	
002052014000_0000	1611 - 1611 F ST			HP2.	0	1895	HRI	Folk Victorian	3	5D3	SPENCERS ADDITION	
002052015000_0000	1609 - 1609 F ST			HP2.	1915	1895	HRI	Folk Victorian	3	5D3	SPENCERS ADDITION	
002052016000_0000	1607 - 1607 F ST			HP2.	1900	1895	HRI	Folk Victorian	3	5D3	SPENCERS ADDITION	
002052017000_0000	1603 - 1603 F ST				1918	0				6Z	SPENCERS ADDITION	Age-Ineligible
002052018000_0000	1601 - 1601 F ST			HP2.	0	1925	HRI	Vernacular	3	5D3	SPENCERS ADDITION	
002052019000_0000	1953 - 1953 YORK ST			HP2.	1928	0		Vernacular	3	5D3	SPENCERS ADDITION	
002052020000_0000	1939 - 1939 YORK ST			HP2.	1939	0		Minimal Traditional		6Z	SPENCERS ADDITION	
002052021000_0000	1901 - 1901 YORK ST			HP2.	1890	0		Folk Victorian	2	5B	SPENCERS ADDITION	
002052022000_0000	1616 - 1616 E ST			HP2.	1898	0		American Foursquare	3	5D3	SPENCERS ADDITION	
002052023000_0000	1624 - 1624 E ST			HP2.	2000	1900	Architectural Estimate	Vernacular	0	6Z	SPENCERS ADDITION	
002052024000_0000	1626 - 1626 E ST			HP2.	0	1905	Sanborn Maps	None/Altered, Tudor Revival		6Z	SPENCERS ADDITION	
002052025000_0000	1630 - 1632 E ST			HP2.	1956	0		None		6Z	SPENCERS ADDITION	
002052026000_0000	1636 - 1638 E ST			HP2.	0	1905	Architectural Estimate	Vernacular		5D3	SPENCERS ADDITION	
002052027000_0000	1640 - 1640 E ST			HP2.	1924	1910	Sanborn Maps	Vernacular		5D3	SPENCERS ADDITION	
002052028000_0000	1642 - 1644 E ST				0	0				6Z	SPENCERS ADDITION	Age-Ineligible
002052029000_0000	1650 - 1652 E ST				0	0				6Z	SPENCERS ADDITION	Age-Ineligible
002052030000_0000	1654 - 1654 E ST			HP2.	1922	0		Craftsman	3	5D3	SPENCERS ADDITION	
002052031000_0000	1664 - 1664 E ST			HP2.	1907	0		Vernacular		5D3	SPENCERS ADDITION	
002052032000_0000	1668 - 1668 E ST			HP2.	0	1925	HRI	Craftsman	3	5D3	SPENCERS ADDITION	
002052033000_0000	1670 - 1670 E ST			HP2.	1905	0		Folk Victorian	3	5D3	SPENCERS ADDITION	
002052034000_0000	1676 - 1676 E ST			HP2.	1929	0		Vernacular	3	5D3	SPENCERS ADDITION	
002052035000_0000	1680 - 1680 E ST			HP2.	0	1920	HRI	Craftsman	3	5D3	SPENCERS ADDITION	
002052036000_0000	1682 - 1682 E ST			HP2.	1928	0		Craftsman	3	5D3	SPENCERS ADDITION	
002052037000_0000	1686 - 1686 E ST			HP2.	1923	0		Vernacular	3	5D3	SPENCERS ADDITION	
002052038000_0000	1690 - 1690 E ST			HP2.	1910	0		Vernacular	3	5D3	SPENCERS ADDITION	
002052039000_0000	1605 - 1605 F ST			HP3.	0	1945	Architectural Estimate	Ranch		6Z	SPENCERS ADDITION	
002053001000_0000	1691 - 1691 G ST			HP2.	1910	0		Craftsman	3	6Z		
002053002000_0000	1681 - 1681 G ST			HP2.	1951	0		Ranch	3	6Z		
002053003000_0000	1671 - 1671 G ST			HP2.	1925	0		Vernacular		6Z		
002053004000_0000	1617 - 1617 G ST			HP2.	1920	0		Vernacular	3	6Z		
002053005000_0000	1613 - 1615 G ST				0	0						Age-Ineligible
002053008000_0000					0	0						Age-Ineligible
002053009000_0000	1604 - 1604 F ST			HP2.	1938	0		Vernacular		6Z		
002053010000_0000	1606 - 1606 F ST		Jensen-Pridham House	HP2.	1905	0		Craftsman		5S3		
002053011000_0000	1636 - 1638 F ST			HP3.	0	1955	Architectural Estimate	Ranch		6Z		
002053014000_0000	1686 - 1686 F ST			HP2.	1948	0		Ranch	3	6Z		
002053015000_0000	1696 - 1696 F ST			HP2.	0	1945	HRI	Minimal Traditional	3	6Z		
002053016000_0000	2020 - 2020 MARIN ST			HP2.	1954	0		Minimal Traditional	3	6Z		
002053018000_0000	1601 - 1601 G ST				1979	0						Age-Ineligible
002053020000_0000	2045 - 2045 YORK ST			HP2.	1955	0		Ranch		6Z		
002053021000_0000	1600 - 1600 F ST		Kolbe Academy	HP15	0	1935	Sanborn Maps	Gothic Revival	3	7N		
002053022000_0000	1607 - 1609 G ST			HP2.	0	1905	HRI	Vernacular	3	6Z		
002053023000_0000	1603 - 1605 G ST			HP2.	0	1900	HRI	Folk Victorian	3	7N		
002061001000_0000	1533 - 1533 G ST			HP2.	1897	0		Craftsman	3	5D3	SPENCERS ADDITION	
002061002000_0000	1523 - 1523 G ST			HP2.	1932	0		Vernacular	3	6Z	SPENCERS ADDITION	
002061003000_0000	1511 - 1511 G ST			HP2.	1900	0		Vernacular	0	5D3	SPENCERS ADDITION	
002061004000_0000	1505 - 1505 G ST			HP2.	1923	0		Craftsman	3	5D3	SPENCERS ADDITION	
002061005000_0000	2001 - 2001 GEORGIA ST			HP2.	1938	0		Art Moderne	3	6Z	SPENCERS ADDITION	

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002061006000_0000	1512 - 1512 F ST			HP2.	1900	1910	HRI	Vernacular	3	5D3	SPENCERS ADDITION	
002061007000_0000	1522 - 1522 F ST			HP2.	1896	0		Folk Victorian	3	5D3	SPENCERS ADDITION	
002061008000_0000	2020 - 2022 YORK ST			HP2.	0	1930	HRI	Art Moderne	3	5D3	SPENCERS ADDITION	
002062001000_0000	1531 - 1531 F ST			HP2.	1934	0		Minimal Traditional	3	6Z	SPENCERS ADDITION	
002062002000_0000	1517 - 1517 F ST			HP2.	1934	0		Minimal Traditional	3	6Z	SPENCERS ADDITION	
002062003000_0000	1927 - 1927 GEORGIA ST			HP2.	1940	1925	HRI	Vernacular	3	5D3	SPENCERS ADDITION	
002062003000_0001	1505 - 1515 F ST	1515 F Street		HP2.	1940	1925	HRI	Vernacular	3	5D3	SPENCERS ADDITION	
002062003000_0002	1505 - 1515 F ST	1505 F Street		HP2.	1940	1925	HRI	Minimal Traditional	3	5D3	SPENCERS ADDITION	
002062004000_0000	1915 - 1915 GEORGIA ST			HP2.	1938	0		Minimal Traditional	3	6Z	SPENCERS ADDITION	
002062005000_0000	1905 - 1905 GEORGIA ST			HP2.	1937	0		Tudor Revival	3	6Z	SPENCERS ADDITION	
002062006000_0000	1520 - 1520 E ST			HP2.	1899			Vernacular	3	5D3	SPENCERS ADDITION	
002062007000_0000	1532 - 1532 E ST			HP2.	1905	0		Craftsman	3	5D3	SPENCERS ADDITION	
002063001000_0000	1439 - 1439 G ST			HP2.	1904	0		American Foursquare	3	5D3	SPENCERS ADDITION	
002063002000_0000	1423 - 1423 G ST			HP2.	1902	0		Vernacular	3	5D3	SPENCERS ADDITION	
002063003000_0000	1415 - 1415 G ST			HP2.	1932	0		Mediterranean Revival	3	6Z	SPENCERS ADDITION	
002063004000_0000	1405 - 1405 G ST			HP2.	1910	0		Craftsman	3	5D3	SPENCERS ADDITION	
002063005000_0000	1408 - 1408 F ST			HP2.	1900	1925	HRI	Vernacular	3	5D3	SPENCERS ADDITION	
002063006000_0000	1416 - 1416 F ST			HP2.	1920	0		Vernacular	3	5D3	SPENCERS ADDITION	
002063007000_0000	1424 - 1424 F ST			HP2.	1903	0		Craftsman	3	5D3	SPENCERS ADDITION	
002063008000_0000	1432 - 1432 F ST			HP2.	1905	1930	HRI	Mission Revival	3	5D3	SPENCERS ADDITION	
002064001000_0000	1427 - 1427 F ST			HP2.	1930	1915	Sanborn Maps	Craftsman	3	5D3	SPENCERS ADDITION	
002064002000_0000	1423 - 1423 F ST			HP2.	1930	0		Vernacular	3	5D3	SPENCERS ADDITION	
002064003000_0000	1415 - 1415 F ST			HP2.	1930	1915	Sanborn Maps	Craftsman	3	5D3	SPENCERS ADDITION	
002064004000_0000	1949 - 1949 SPENCER ST			HP2.	1935	0		Craftsman, None/Altered	3	6Z	SPENCERS ADDITION	
002064008000_0000	1920 - 1920 GEORGIA ST				1988	0				6Z	SPENCERS ADDITION	Age-Ineligible
002064009000_0000	1422 - 1422 E ST			HP2.	1898	0		Folk Victorian	3	5D3	SPENCERS ADDITION	
002064010000_0000	1907 - 1907 SPENCER ST			HP2.	1890	0		Queen Anne	2	5S3	SPENCERS ADDITION	
002064011000_0000	1901 - 1901 SPENCER ST			HP2.	1890	0		Queen Anne	2	5S3	SPENCERS ADDITION	
002065001000_0000	1345 - 1345 G ST			HP2.	1943	0		Minimal Traditional	3	6Z		
002065002000_0000	1335 - 1335 G ST			HP2.	1942	0		Vernacular	3	6Z		
002065008000_0000	1340 - 1340 F ST			HP2.	1900			Craftsman	3	5B	SPENCERS ADDITION	
002065009000_0000	2034 - 2034 SPENCER ST			HP2.	1893	0		Folk Victorian	3	5D3	SPENCERS ADDITION	
002065010000_0000	2001 - 2001 JEFFERSON ST				1973	0						Age-Ineligible
002065011000_0000	2033 - 2033 JEFFERSON ST			HP2.	0	1905	Sanborn Maps	American Foursquare	3	6L		
002065012000_0000	2025 - 2025 JEFFERSON ST			HP6.	1937	0		Art Moderne, Minimal Traditional		6Z		
002065013000_0000	2045 - 2045 JEFFERSON ST			HP2.	1952	0		Modern	3	6Z		
002065014000_0000	2017 - 2017 JEFFERSON ST			HP2.	1915	0		None/Altered, American Foursquare		6Z		
002066001000_0000	1950 - 1950 SPENCER ST			HP2.	0	1910	HRI	Craftsman	3	5D3	SPENCERS ADDITION	
002066002000_0000	1323 - 1323 F ST			HP2.	1910	0		Vernacular	3	5D3	SPENCERS ADDITION	
002066009000_0000	1902 - 1902 SPENCER ST			HP2.	1928	0		Craftsman	3	5D3	SPENCERS ADDITION	
002066010000_0000	1922 - 1922 SPENCER ST			HP2.	1915	0		Craftsman	3	5D3	SPENCERS ADDITION	
002066011000_0000	1926 - 1926 SPENCER ST			HP2.	1921	0		Craftsman	3	5D3	SPENCERS ADDITION	
002066012000_0000	1311 - 1317 F ST				2004	0			3			Age-Ineligible
002066012000_0000	1941 - 1941 JEFFERSON ST				2004	0			3			Age-Ineligible
002066013000_0000	1939 - 1939 JEFFERSON ST			HP2.	1921	0		Craftsman	3	6Z		
002066014000_0000	1324 - 1324 E ST				0	0						Age-Ineligible
002066014000_0000	1909 - 1909 JEFFERSON ST				0	0						Age-Ineligible
002066015000_0000	1929 - 1929 JEFFERSON ST			HP2.	0	1940	Architectural Estimate	Minimal Traditional	3	6Z		
002066016000_0000	1921 - 1921 JEFFERSON ST			HP2.	0	1895	HRI	Queen Anne	2	5B	SPENCERS ADDITION	
002081001000_0000	1689 - 1689 E ST			HP2.	2005	1939	City Assessor	Minimal Traditional		6Z		
002081001000_0000	1690 - 1690 D ST				2005	0						Age-Ineligible
002081002000_0000	1687 - 1687 E ST			HP2.	1928	0		Craftsman	3	5D3	SPENCERS ADDITION	
002081003000_0000	1683 - 1683 E ST			HP2.	1935	0		Minimal Traditional	3	6Z		
002081004000_0000	1679 - 1679 D ST ALLEY			HP2.	1933	0		Craftsman		6Z		
002081005000_0000	1673 - 1673 E ST			HP2.	1941	0		Craftsman, Vernacular	3	6Z		
002081006000_0000	1665 - 1671 E ST			HP3.	0	1945	HRI	Minimal Traditional	3	6Z		
002081007000_0000	1664 - 1664 D ST ALLEY			HP2.	1934	0		Vernacular	3			
002081007000_0001	1664 - 1664 D ST ALLEY	1663 E Street		HP2.	1934	1915	Architectural Estimate	Craftsman	3	6Z	SPENCERS ADDITION	

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c_apn_key	c_full_address	add_bldg_address	bldg_name_alt	use	yrbuilt	cor_yrbuilt	cor_yrbuilt_src	archt_style	HRI_rating	chrsc	district_dform	skip_reason
002081008000_0000	1661 - 1661 E ST			HP2.	1900	1905	HRI	Folk Victorian	3	5D3	SPENCERS ADDITION	
002081008000_0001	1659 - 1659 D ST ALLEY			HP2.	1900	1955	Sanborn Maps	Vernacular	3	6Z	SPENCERS ADDITION	
002081009000_0000	1649 - 1649 E ST			HP2.	1920	0		Craftsman	3	5D3	SPENCERS ADDITION	
002081012000_0000	1631 - 1635 E ST			HP2.	0	1905	Sanborn Maps	Vernacular	3	5D3	SPENCERS ADDITION	
002081013000_0000	1629 - 1629 E ST			HP2.	0	1895	HRI	Vernacular	3	5D3	SPENCERS ADDITION	
002081014000_0000	1625 - 1627 E ST			HP3.	0	1960	Architectural Estimate	Modern		6Z	SPENCERS ADDITION	
002081015000_0000	1621 - 1621 E ST			HP2.	1923	0		Vernacular	3	5D3	SPENCERS ADDITION	
002081016000_0000	1611 - 1615 E ST				1975	0				6Z		Age-Ineligible
002081017000_0000	1835 - 1835 YORK ST			HP2.	1934	0		Minimal Traditional	3	6Z		
002081018000_0000	1833 - 1833 YORK ST			HP2.	1906	0		Classical Revival, Craftsman	3	6L		
002081019000_0000	1610 - 1612 D ST ALLEY			HP3.	0	1945	HRI	Minimal Traditional	3	6Z		
002081020000_0000	1679 - 1681 E ST			HP2.	0	1895	HRI	Queen Anne	2	5B	SPENCERS ADDITION	
002081021000_0000	1645 - 1645 E ST				2008	0				6Z	SPENCERS ADDITION	Age-Ineligible
002081022000_0000	1639 - 1639 E ST			HP2.	1937	0		Vernacular		6Z	SPENCERS ADDITION	
002081023000_0000	1641 - 1641 E ST				2008	0						Age-Ineligible
002081024000_0000	1643 - 1643 E ST ST				2008	0						Age-Ineligible
002082001000_0000	1797 - 1797 YORK ST			HP2.	1952	0		Ranch	3	3D, 5D3	GLENWOOD	
002082002000_0000	4 - 4 GLENWOOD DR			HP2.	1952	0		Ranch	3	3D, 5D3	GLENWOOD	
002082003000_0000	6 - 6 GLENWOOD DR			HP2.	1952	0		Ranch	3	3D, 5D3	GLENWOOD	
002082004000_0000	8 - 8 GLENWOOD DR			HP2.	1952	0		Ranch	3	3D, 5D3	GLENWOOD	
002082005000_0000	10 - 10 GLENWOOD DR			HP2.	1952	0		Ranch, Minimal Traditional	3	3D, 5D3	GLENWOOD	
002082006000_0000	12 - 12 GLENWOOD DR			HP2.	1952	0		Ranch, Minimal Traditional	3	3D, 5D3	GLENWOOD	
002082007000_0000	14 - 14 GLENWOOD DR			HP2.	1952	0		Ranch, Minimal Traditional	3	3D, 5D3	GLENWOOD	
002082008000_0000	16 - 16 GLENWOOD DR			HP2.	1952	0		Minimal Traditional	3	3D, 5D3	GLENWOOD	
002082009000_0000	18 - 18 GLENWOOD DR			HP2.	1952	0		Ranch, Minimal Traditional	3	3D, 5D3	GLENWOOD	
002082010000_0000	20 - 20 GLENWOOD DR			HP2.	1954	0		Minimal Traditional	3	3D, 5D3	GLENWOOD	
002082011000_0000	22 - 22 GLENWOOD DR			HP2.	1952	0		Minimal Traditional	3	3D, 5D3	GLENWOOD	
002082012000_0000	24 - 24 GLENWOOD DR			HP2.	1952	0		None/Altered, Minimal Traditional	3	6Z	GLENWOOD	
002082013000_0000	26 - 26 GLENWOOD DR			HP2.	1952	0		Ranch, Minimal Traditional	3	3D, 5D3	GLENWOOD	
002082014000_0000	28 - 28 GLENWOOD DR			HP2.	1952	0		Minimal Traditional	3	3D, 5D3	GLENWOOD	
002082015000_0000	30 - 30 GLENWOOD DR			HP2.	1952	0		Ranch, Minimal Traditional	3	3D, 5D3	GLENWOOD	
002082016000_0000	33 - 33 GLENWOOD DR			HP2.	1952	0		Minimal Traditional	3	3D, 5D3	GLENWOOD	
002082017000_0000	35 - 35 GLENWOOD DR			HP2.	1952	0		Minimal Traditional	3	3D, 5D3	GLENWOOD	
002082018000_0000	37 - 37 GLENWOOD DR			HP2.	1952	0		Minimal Traditional	3	3D, 5D3	GLENWOOD	
002082019000_0000	39 - 39 GLENWOOD DR			HP2.	1952	0		Ranch, Minimal Traditional	3	3D, 5D3	GLENWOOD	
002082020000_0000	41 - 41 GLENWOOD DR			HP2.	1951	0		Ranch	3	3D, 5D3	GLENWOOD	
002082021000_0000	43 - 43 GLENWOOD DR			HP2.	1952	0		Minimal Traditional	3	3D, 5D3	GLENWOOD	
002082022000_0000	45 - 45 GLENWOOD DR			HP2.	1952	0		Minimal Traditional	3	3D, 5D3	GLENWOOD	
002082023000_0000	47 - 47 GLENWOOD DR			HP2.	1952	0		Ranch	3	3D, 5D3	GLENWOOD	
002082024000_0000	49 - 49 GLENWOOD DR			HP2.	1952	0		Minimal Traditional	3	3D, 5D3	GLENWOOD	
002082025000_0000	51 - 51 GLENWOOD DR			HP2.	1952	0		Minimal Traditional	3	3D, 5D3	GLENWOOD	
002082026000_0000	53 - 53 GLENWOOD DR			HP2.	1952	0		Ranch	3	3D, 5D3	GLENWOOD	
002082027000_0000	55 - 55 GLENWOOD DR			HP2.	1952	0		Ranch	3	3D, 5D3	GLENWOOD	
002082028000_0000	57 - 57 GLENWOOD DR			HP2.	1952	0		Ranch	3	3D, 5D3	GLENWOOD	
002082029000_0000	59 - 59 GLENWOOD DR			HP2.	1952	0		Minimal Traditional	3	3D, 5D3	GLENWOOD	
002082030000_0000	61 - 61 GLENWOOD DR			HP2.	1952	0		None/Altered	3	6Z	GLENWOOD	None
002082031000_0000	63 - 63 GLENWOOD DR				1952	0			3	6Z	GLENWOOD	Age-Ineligible
002082032000_0000	66 - 66 GLENWOOD DR			HP2.	1952	0		Ranch	3	6Z	GLENWOOD	
002082033000_0000	68 - 68 GLENWOOD DR			HP2.	1952	0		Minimal Traditional	3	3D, 5D3	GLENWOOD	
002082034000_0000	70 - 70 GLENWOOD DR			HP2.	1952	0		Ranch	3	3D, 5D3	GLENWOOD	
002082035000_0000	72 - 72 GLENWOOD DR			HP2.	1952	0		Ranch, Minimal Traditional	3	3D, 5D3	GLENWOOD	
002082036000_0000	5 - 5 GLENWOOD DR			HP2.	1954	0		Minimal Traditional	3	3D, 5D3	GLENWOOD	
002082037000_0000	3 - 3 GLENWOOD DR			HP2.	1952	0		None/Altered, Minimal Traditional	3	3D, 5D3	GLENWOOD	
002082038000_0000	1775 - 1775 YORK ST			HP2.	1952	0		Minimal Traditional	3	3D, 5D3	GLENWOOD	
002082039000_0000	1715 - 1715 YORK ST			HP2.	1938	0		Minimal Traditional	3	6Z		
002082040000_0000	1701 - 1701 YORK ST				0	0			0			Age-Ineligible
002082041000_0000	1639 - 1639 YORK ST			HP2.	1940	0		Craftsman, Vernacular	3	6Z		
002082042000_0000	1627 - 1627 YORK ST			HP2.	1940	0		Craftsman, Vernacular	3	6Z		

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c_apn_key	c_full_address	add_bldg_address	bldg_name_alt	use	yrbuilt	cor_yrbuilt	cor_yrbuilt_src	archt_style	HRI_rating	chrsc	district_dform	skip_reason
002082043000_0000	1619 - 1619 YORK ST			HP2.	1908	0		Vernacular		5D3	SPENCERS ADDITION	
002082044000_0000	1605 - 1605 YORK ST			HP2.	1911	0		Queen Anne, Vernacular	3	5D3	SPENCERS ADDITION	
002082045000_0000	1614 - 1614 B ST				0	0				6Z	SPENCERS ADDITION	Age-Ineligible
002082046000_0000	1624 - 1624 B ST			HP2.	1901	0		Vernacular		5D3	SPENCERS ADDITION	
002082047000_0000	1628 - 1628 B ST			HP2.	1921	1900	HRI	Vernacular	3	5D3	SPENCERS ADDITION	
002082048000_0000	1630 - 1630 B ST				0				0	5D3	SPENCERS ADDITION	Vacant
002082049000_0000	1632 - 1632 B ST			HP2.	1900	0		Vernacular	3	5D3	SPENCERS ADDITION	
002082050000_0000	1636 - 1636 B ST			HP2.	1910	0		Vernacular	3	5D3	SPENCERS ADDITION	
002082051000_0000	1638 - 1638 B ST			HP2.	1905	0		Vernacular	3	5D3	SPENCERS ADDITION	
002082052000_0000	1640 - 1640 B ST			HP2.	1900	0		Vernacular	3	5D3	SPENCERS ADDITION	
002082053000_0000	1642 - 1642 B ST			HP2.	1929	0		Craftsman	3	5D3	SPENCERS ADDITION	
002082054000_0000	1646 - 1646 B ST			HP2.	1935	0		None/Altered		6Z	SPENCERS ADDITION	
002082055000_0000	1648 - 1648 B ST			HP2.	1910	0		Vernacular	3	5D3	SPENCERS ADDITION	
002082056000_0000	1652 - 1652 B ST			HP2.	1909	0		Vernacular	3	5D3	SPENCERS ADDITION	
002082057000_0000	1656 - 1656 B ST				1988	0				6Z	SPENCERS ADDITION	Age-Ineligible
002082058000_0000	1660 - 1660 B ST			HP2.	1897	0		Vernacular	3	5D3	SPENCERS ADDITION	
002082059000_0000	1664 - 1664 B ST			HP2.	1910	0		Vernacular	3	6Z		
002083001000_0000	27 - 27 GLENWOOD DR			HP2.	1952	0		Ranch	3	3D, 5D3	GLENWOOD	
002083002000_0000	25 - 25 GLENWOOD DR			HP2.	1952	0		Ranch	3	3D, 5D3	GLENWOOD	
002083003000_0000	23 - 23 GLENWOOD DR			HP2.	1952	0		Ranch, Minimal Traditional	3	3D, 5D3	GLENWOOD	
002083004000_0000	21 - 21 GLENWOOD DR			HP2.	1952	0		Ranch	3	3D, 5D3	GLENWOOD	
002083005000_0000	19 - 19 GLENWOOD DR			HP2.	1952	0		Minimal Traditional	3	3D, 5D3	GLENWOOD	
002083006000_0000	17 - 17 GLENWOOD DR			HP2.	1952	0		Minimal Traditional	3	3D, 5D3	GLENWOOD	
002083007000_0000	15 - 15 GLENWOOD DR			HP2.	1952	0		Minimal Traditional	3	3D, 5D3	GLENWOOD	
002083008000_0000	13 - 13 GLENWOOD DR			HP2.	1952	0		Minimal Traditional	3	3D, 5D3	GLENWOOD	
002083009000_0000	58 - 58 GLENWOOD DR			HP2.	1952	0		Minimal Traditional	3	3D, 5D3	GLENWOOD	
002083010000_0000	56 - 56 GLENWOOD DR			HP2.	1952	0		Minimal Traditional	3	3D, 5D3	GLENWOOD	
002083011000_0000	54 - 54 GLENWOOD DR			HP2.	1951	0		Minimal Traditional	3	3D, 5D3	GLENWOOD	
002083012000_0000	52 - 52 GLENWOOD DR			HP2.	1952	0		Minimal Traditional	3	3D, 5D3	GLENWOOD	
002083013000_0000	50 - 50 GLENWOOD DR			HP2.	1952	0		Minimal Traditional	3	3D, 5D3	GLENWOOD	
002083014000_0000	48 - 48 GLENWOOD DR			HP2.	1952	0		Minimal Traditional	3	3D, 5D3	GLENWOOD	
002083015000_0000	46 - 46 GLENWOOD DR			HP2.	1952	0		Minimal Traditional	3	3D, 5D3	GLENWOOD	
002083016000_0000	44 - 44 GLENWOOD DR			HP2.	1952	0		Minimal Traditional	3	3D, 5D3	GLENWOOD	
002091001000_0000	1543 - 1543 E ST			HP2.	1930	0		Vernacular	3	5D3	SPENCERS ADDITION	
002091002000_0000	1539 - 1539 E ST			HP2.	1921	0		Vernacular	3	5D3	SPENCERS ADDITION	
002091003000_0000	1517 - 1517 E ST			HP2.	1900	1920	Sanborn Maps	Craftsman	3	5D3	SPENCERS ADDITION	
002091004000_0000	1503 - 1503 E ST			HP2.	0	1920	Sanborn Maps	Craftsman	3	5D3	SPENCERS ADDITION	
002091004000_0002	1503 - 1503 E ST		1831 Georgia St	HP2.	0	1940	Architectural Estimate	Vernacular	3	6Z	SPENCERS ADDITION	
002091005000_0000	1504 - 1504 D ST		1821 Georgia St	HP2.	1900	0		Vernacular		5D3	SPENCERS ADDITION	
002091006000_0000	1512 - 1512 D ST			HP2.	1900	1930	Architectural Estimate	Craftsman	3	5D3	SPENCERS ADDITION	
002091007000_0000	1530 - 1532 D ST			HP2.	1991	1930	Sanborn Maps	Vernacular		6Z	SPENCERS ADDITION	
002091008000_0000	1538 - 1538 D ST			HP2.	1919	0		Vernacular	3	5D3	SPENCERS ADDITION	
002092001000_0000	1525 - 1535 D ST			HP3.	1942	0		American Foursquare	3	6Z		
002092002000_0000	1511 - 1511 D ST	1745 Georgia Street		HP2.	1896	0		Vernacular	3	5D3	SPENCERS ADDITION	
002092003000_0000	1731 - 1731 GEORGIA ST			HP2.	1950	0		Vernacular	3	6Z		
002092006000_0000	1705 - 1705 GEORGIA ST			HP2.	1941	1920	Sanborn Maps	None/Altered	3	6Z		
002092007000_0000	1700 - 1700 YORK ST		1540 C St	HP2.	1939	0		Tudor Revival	3	6Z		
002092008000_0000	1718 - 1718 YORK ST			HP2.	1947	0		Vernacular	3	6Z		
002092009000_0000	1732 - 1732 YORK ST			HP2.	1890	0		Vernacular	3	6Z		
002093001000_0000	1636 - 1636 YORK ST			HP2.	1890	1905	Sanborn Maps	Vernacular		5D3	SPENCERS ADDITION	
002093002000_0000	1521 - 1521 C ST			HP2.	1938	0		Vernacular	3	6Z		
002093003000_0000	1645 - 1645 GEORGIA ST			HP2.	1939	0		Vernacular	3	6Z		
002093004000_0000	1631 - 1631 GEORGIA ST			HP2.	1938	0		Tudor Revival	3	5D3	SPENCERS ADDITION	
002093005000_0000	1506 - 1506 B ST			HP2.	1895	0		Vernacular	3	5D3	SPENCERS ADDITION	
002093006000_0000	1520 - 1520 B ST			HP2.	1905	0		Vernacular	3	5D3	SPENCERS ADDITION	
002093007000_0000	1530 - 1590 B ST			HP2.	1949	0		Contemporary	3	6Z	SPENCERS ADDITION	
002093008000_0000	1620 - 1620 YORK ST			HP2.	1939	0		Vernacular	3	6Z	SPENCERS ADDITION	
002094001000_0000	1439 - 1439 E ST			HP2.	1930	1915	Sanborn Maps	Craftsman	3	5D3	SPENCERS ADDITION	

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c_apn_key	c_full_address	add_bldg_address	bldg_name_alt	use	yrbuilt	cor_yrbuilt	cor_yrbuilt_src	archt_style	HRI_rating	chrsc	district_dform	skip_reason
002094002000_0000	1415 - 1415 E ST			HP2.	1932	1925	HRI	Vernacular	3	5D3	SPENCERS ADDITION	
002094003000_0000	1407 - 1407 E ST			HP2.	1890	0		Vernacular	2	5B	SPENCERS ADDITION	
002094005000_0000	1420 - 1420 D ST			HP2.	1939	0		Minimal Traditional	3	6Z	SPENCERS ADDITION	
002094006000_0000	1434 - 1434 D ST	1820 Georgia Street		HP2.	0	1895	Sanborn Maps	None/Altered		6Z	SPENCERS ADDITION	
002094007000_0000	1830 - 1830 GEORGIA ST			HP2.	1920	1925	Sanborn Maps	Craftsman, Vernacular	3	5D3	SPENCERS ADDITION	
002095001000_0000	1493 - 1493 D ST			HP2.	1951	0		Vernacular		6Z	SPENCERS ADDITION	
002095002000_0000	1409 - 1409 D ST			HP2.	1910	1905	Sanborn Maps	Vernacular	3	5D3	SPENCERS ADDITION	
002095003000_0000	1727 - 1727 SPENCER ST			HP2.	1910	1905	Sanborn Maps	Vernacular		5D3	SPENCERS ADDITION	
002095004000_0000	1719 - 1719 SPENCER ST			HP2.	1910	1915	Sanborn Maps	Craftsman	3	5D3	SPENCERS ADDITION	
002095005000_0000	1705 - 1705 SPENCER ST			HP2.	1900	1905	Sanborn Maps	Vernacular	3	5D3	SPENCERS ADDITION	
002095007000_0000	1430 - 1430 C ST			HP2.	1923	1905	Sanborn Maps	Vernacular	3	5D3	SPENCERS ADDITION	
002095008000_0000	1436 - 1436 C ST			HP2.	1900	1905	Sanborn Maps	Vernacular	3	5D3	SPENCERS ADDITION	
002095009000_0000	1724 - 1724 GEORGIA ST			HP2.	1941	0		Ranch		6Z	SPENCERS ADDITION	
002095010000_0000	1734 - 1734 GEORGIA ST			HP2.	1925	0		Craftsman		5D3	SPENCERS ADDITION	
002095011000_0000	1401 - 1401 D ST	1741 - 1743 Spencer		HP3.	0	1940	Sanborn Maps	Vernacular		6Z	SPENCERS ADDITION	
002096001000_0000	1433 - 1433 C ST			HP2.	1937	0		Spanish Colonial Revival	3	7N	SPENCERS ADDITION	
002096002000_0000	1423 - 1423 C ST			HP2.	1933	0		Spanish Colonial Revival	3	7N	SPENCERS ADDITION	
002096003000_0000	1415 - 1415 C ST			HP2.	1933	0		Spanish Colonial Revival	3	7N	SPENCERS ADDITION	
002096004000_0000	1405 - 1405 C ST	1647 Spencer Street.		HP3.	1920	1905	Sanborn Maps	None/Altered	3	6Z	SPENCERS ADDITION	
002096005000_0000	1406 - 1406 B ST			HP2.	1905	0		Vernacular	3	5D3	SPENCERS ADDITION	
002096006000_0000	1418 - 1418 B ST	1418-A & 1418-B Street.		HP3.	1900	1911	Sanborn Maps	Vernacular		5D3	SPENCERS ADDITION	
002096007000_0000	1430 - 1430 B ST			HP2.	1900	1905	Sanborn Maps	Vernacular	3	5D3	SPENCERS ADDITION	
002096008000_0000	1628 - 1628 GEORGIA ST			HP2.	1934	0		Spanish Colonial Revival	3	7N	SPENCERS ADDITION	
002097001000_0000	1830 - 1830 SPENCER ST			HP2.	1923	0		Vernacular	3	5D3	SPENCERS ADDITION	
002097002000_0000	1335 - 1335 E ST			HP2.	1936	0		Minimal Traditional	3	6Z		
002097003000_0000	1325 - 1325 E ST				0	0						Vacant
002097008000_0000	1340 - 1340 D ST			HP2.	1920	0		None/Altered	3	6Z		
002097009000_0000	1344 - 1344 D ST			HP2.	1937	0		Spanish Eclectic	3	6L		
002097010000_0000	1820 - 1820 SPENCER ST			HP2.	1940	0		None/Altered		6Z		
002097011000_0000	1835 - 1835 JEFFERSON ST				0	0						Age-Ineligible
002097012000_0000	1817 - 1817 JEFFERSON ST			HP2.	1937	0		Tudor Revival	3	6L		
002097013000_0000	1845 - 1845 JEFFERSON ST	1305 E Street		HP3.	1951	0		Modern	3	6Z		
002097014000_0000	1807 - 1807 JEFFERSON ST			HP2.	1900	0		Vernacular		6L		
002098001000_0000	1746 - 1746 SPENCER ST			HP2.	1933	0		Vernacular	3	6Z		
002098008000_0000	1704 - 1704 SPENCER ST			HP2.	1898	1925	Sanborn Maps	Craftsman, Vernacular	3	5D3	SPENCERS ADDITION	
002098009000_0000	1716 - 1716 SPENCER ST			HP2.	1935	0		Minimal Traditional	3	6Z	SPENCERS ADDITION	
002098010000_0000	1720 - 1720 SPENCER ST			HP2.	1908	1920	Sanborn Maps	Vernacular	3	5D3	SPENCERS ADDITION	
002098011000_0000	1730 - 1730 SPENCER ST				1990	0				6Z		Age-Ineligible
002098012000_0000	1705 - 1705 JEFFERSON ST	1300 C Street		HP2.	1920	0		Vernacular	3	5D3	SPENCERS ADDITION	
002098013000_0000	1717 - 1717 JEFFERSON ST			HP2.	0	1930	HRI	Vernacular	3	6Z	SPENCERS ADDITION	
002098014000_0000	1725 - 1725 JEFFERSON ST			HP2.	1930	0		Craftsman	3	5D3	SPENCERS ADDITION	
002098015000_0000	1735 - 1735 JEFFERSON ST			HP2.	1956	0		Contemporary		6Z		
002098016000_0000	1745 - 1745 JEFFERSON ST			HP2.	0	1920	Architectural Estimate	Craftsman	3	6L		
002098016000_0001	1335 - 1335 D ST			HP6.	0	1950	HRI	Contemporary	3	6Z		
002099001000_0000	1339 - 1339 C ST			HP2.	1920	1910	HRI	Vernacular	3	5D3	SPENCERS ADDITION	
002099009000_0000	1326 - 1326 B ST			HP2.	1927	0		Vernacular	3	6Z		
002099010000_0000	1332 - 1332 B ST			HP2.	1936	1930	HRI	Spanish Eclectic	3	6Z		
002099011000_0000	1344 - 1344 B ST			HP2.	1936	1930	HRI	Spanish Eclectic	3	6Z		
002099012000_0000	1618 - 1618 SPENCER ST			HP2.	1934	1925	HRI	Craftsman	3	6Z		
002099013000_0000	1620 - 1620 SPENCER ST			HP2.	1937	0		Minimal Traditional	3	6Z		
002099014000_0000	1622 - 1622 SPENCER ST			HP2.	1912	0		Vernacular	3	5D3	SPENCERS ADDITION	
002099015000_0000	1631 - 1633 JEFFERSON ST			HP6.	0	1950	Architectural Estimate	Art Moderne		6Z		
002099016000_0000	1625 - 1625 JEFFERSON ST			HP6.	0	1950	Architectural Estimate	Art Moderne		6Z		
002099017000_0000	1621 - 1621 JEFFERSON ST				0	0				6Z		Vacant
002099018000_0000	1601 - 1601 JEFFERSON ST		Tanya's Taqueria	HP6.	1963	0		Contemporary		7N		
002099026000_0000	1329 - 1331 C ST			HP2.	0	1880	Architectural Estimate	Italianate, None/Altered		6Z		
002099027000_0000	1319 - 1319 C ST			HP2.	1932	0		Vernacular		6Z		
002099028000_0000	1643 - 1643 JEFFERSON ST			HP2.	0	1930	Sanborn Maps	Tudor Revival		6L		

Spencer's Addition Intensive-Level Survey Spreadsheet

c_apn_key	c_full_address	add_bldg_address	bldg_name_alt	use	yrbuilt	cor_yrbuilt	cor_yrbuilt_src	archt_style	HRI_rating	chrsc	district_dform	skip_reason
002101001000_0000	1665 - 1669 B ST				1968	0				6Z		Age-Ineligible
002101002000_0000	1657 - 1657 B ST			HP2.	1900	0		Folk Victorian	3	5D3	SPENCERS ADDITION	
002101003000_0000	1653 - 1653 B ST			HP2.	1943	0		Minimal Traditional	3	6Z	SPENCERS ADDITION	
002101004000_0000	1647 - 1647 B ST			HP2.	1900	0		Classical Revival	3	5D3	SPENCERS ADDITION	
002101005000_0000	1639 - 1639 B ST				1991	0				6Z	SPENCERS ADDITION	Age-Ineligible
002101006000_0000	1637 - 1637 B ST			HP2.	1952	0		Contemporary		6Z	SPENCERS ADDITION	
002101007000_0000	1631 - 1631 B ST			HP2.	0	1905	HRI	Classical Revival	3	5D3	SPENCERS ADDITION	
002101008000_0000	1629 - 1629 B ST			HP2.	1900	1915	Sanborn Maps	Classical Revival, None/Altered	3	6Z	SPENCERS ADDITION	
002101009000_0000	1627 - 1627 B ST			HP2.	1936	1905	Sanborn Maps	Gothic Revival	3	5D3	SPENCERS ADDITION	
002101010000_0000	1625 - 1625 B ST			HP2.	1900	0		Folk Victorian	3	5D3	SPENCERS ADDITION	
002101011000_0000	1623 - 1623 B ST			HP2.	1897	1905	Sanborn Maps	Craftsman	3	6Z	SPENCERS ADDITION	
002101012000_0000	1617 - 1617 B ST			HP2.	1900	0		Folk Victorian	3	5D3	SPENCERS ADDITION	
002101013000_0000	1613 - 1613 B ST			HP2.	1910	0		Classical Revival	3	5D3	SPENCERS ADDITION	
002101014000_0000	1605 - 1605 B ST			HP2.	1924	0		Craftsman	3	5D3	SPENCERS ADDITION	
002101015000_0000	1549 - 1549 YORK ST			HP2.	1956	0		Contemporary		6Z		
002101016000_0000	1606 - 1606 MULLER DR			HP2.	1920	1905	HRI	Vernacular	3	6Z		
002101017000_0000	1616 - 1618 MULLER DR			HP3.	1947	0		Minimal Traditional	3	6Z		
002101018000_0000	1624 - 1624 MULLER DR			HP2.	0	1905	HRI	Classical Revival, Vernacular	3	7N		
002101019000_0000	1640 - 1642 MULLER DR			HP3.	1951	0		Contemporary	3	6Z		
002101020000_0000	1660 - 1660 MULLER DR			HP2.	1948	0		Ranch	3	6Z		
002101021000_0000	1676 - 1676 MULLER DR			HP2.	1948	0		Minimal Traditional	3	6Z		
002101022000_0000	1680 - 1680 MULLER DR			HP2.	1948	0		Minimal Traditional	3	6Z		
002101023000_0000	1686 - 1688 MULLER DR			HP3.	0	1940	HRI	None/Altered	3	6Z		
002101024000_0000	1690 - 1690 MULLER DR			HP2.	1946	0		Ranch	3	6Z		
002101025000_0000	1696 - 1696 MULLER DR			HP2.	1954	0		Ranch		6Z		
002101026000_0000	1691 - 1691 MULLER DR			HP2.	1951	0		None/Altered		6Z		
002101027000_0000	1685 - 1685 MULLER DR			HP2.	1950	0		Ranch, Contemporary	3	6Z		
002101028000_0000	1671 - 1671 MULLER DR			HP2.	1948	0		Ranch		6Z		
002101029000_0000	1659 - 1659 MULLER DR			HP2.	1950	0		Ranch		6Z		
002101030000_0000	1645 - 1645 MULLER DR			HP2.	1946	0		Ranch		6Z		
002101031000_0000	1633 - 1633 MULLER DR			HP2.	1951	0		Ranch		6Z		
002101032000_0000	1611 - 1611 MULLER DR			HP2.	1948	0		Ranch	3	6Z		
002101033000_0000	1605 - 1607 MULLER DR		Muller Residence	HP2.	1880			Shingle	1	3S		
002101034000_0000	1626 - 1626 MULLER DR			HP2.	1956	1940	HRI	None/Altered	3	6Z		
002101035000_0000	1607 - 1609 B ST			HP3.	1962	0		Modern		6Z		
002102001000_0000	1670 - 1670 MULLER DR			HP2.	1950	0		Ranch		6Z		
002102002000_0000	1635 - 1650 MULLER DR				0	0				6Z		Age-Ineligible
002102003000_0000	1610 - 1610 MULLER DR			HP2.	1948	0		Ranch, Contemporary	3	6Z		
002111001000_0000	1529 - 1529 B ST			HP2.	1896	0		None/Altered		6Z		
002111002000_0000	1525 - 1525 B ST			HP2.	1937	0		Minimal Traditional	3	6Z		
002111003000_0000	1507 - 1507 B ST			HP2.	1940	0		Ranch	3	6Z		
002111004000_0000	1525 - 1525 GEORGIA ST			HP2.	1939	0		Minimal Traditional	3	6Z		
002111005000_0000	1506 - 1506 A ST				1897	2002	Building Permit		0			Vacant
002111007000_0000					0	0						Vacant
002111008000_0000	1540 - 1540 YORK ST				2008	0				6Z		Age-Ineligible
002111009000_0000	1515 - 1515 GEORGIA ST				2008	0			0	6Z		Age-Ineligible
002111010000_0000	1505 - 1505 GEORGIA ST				2008	0			0	6Z		Age-Ineligible
002111011000_0000	1520 - 1520 YORK ST				2008	0				6Z		Age-Ineligible
002112001000_0000	1535 - 1535 A ST			HP2.	1940	0		Ranch	3	6Z		
002112002000_0000	1525 - 1525 A ST			HP2.	1940	0		Ranch	3	6Z		
002112003000_0000	1507 - 1507 A ST			HP2.	1940	1930	HRI	Tudor Revival	3	6Z		
002112004000_0000	1441 - 1441 A ST			HP2.	1910	1905	HRI	Classical Revival	3	5D3	SPENCERS ADDITION	
002112005000_0000	1427 - 1427 A ST			HP2.	1899	0		Queen Anne	3	5D3	SPENCERS ADDITION	
002112006000_0000	1419 - 1419 A ST			HP2.	1887	0		None	3	6Z	SPENCERS ADDITION	
002112007000_0000	1415 - 1415 A ST			HP2.	1910	1945	Sanborn Maps	None/Altered	3	5D3	SPENCERS ADDITION	
002112008000_0000	1357 - 1357 A ST			HP2.	1928	0		Craftsman		5D3	SPENCERS ADDITION	
002112009000_0000	1351 - 1351 A ST				0	1975	Architectural Estimate			6Z	SPENCERS ADDITION	Age-Ineligible
002112010000_0000	1337 - 1337 A ST			HP2.	1910	1890	Sanborn Maps	Vernacular	3	5D3	SPENCERS ADDITION	

Spencer's Addition Intensive-Level Survey Spreadsheet

c_apn_key	c_full_address	add_bldg_address	bldg_name_alt	use	yrbuilt	cor_yrbuilt	cor_yrbuilt_src	archt_style	HRI_rating	chrsc	district_dform	skip_reason
002112011000_0000	1329 - 1329 A ST			HP2.	1910	1905	HRI	Vernacular	3	5D3	SPENCERS ADDITION	
002112018000_0000	1520 - 1520 CEDAR AVE			HP2.	1938	1950	HRI	Ranch	3	6Z		
002112019000_0000	1510 - 1510 CEDAR AVE			HP2.	1939	0		Ranch	3	6Z		
002112020000_0000	1480 - 1480 CEDAR AVE			HP2.	1941	0		Colonial Revival	3	6Z		
002112021000_0000	1440 - 1440 CEDAR AVE			HP2.	1939	0		Minimal Traditional	3	6Z		
002112022000_0000	1412 - 1412 CEDAR AVE			HP2.	1938	0		None/Altered, Minimal Traditional	3	6Z		
002112023000_0000	1410 - 1410 CEDAR AVE			HP2.	1940	0		Minimal Traditional	3	6Z		
002112024000_0000	1400 - 1400 CEDAR AVE			HP2.	1948	0		Colonial Revival	3	6Z		
002112025000_0000	1390 - 1390 CEDAR AVE			HP2.	1946	0		Colonial Revival	3	6Z		
002112028000_0000	1527 - 1527 CEDAR AVE			HP2.	1900			Vernacular	3	6Z		
002112032000_0000	1455 - 1455 CEDAR AVE				1966	0						Age-Ineligible
002112033000_0000	1481 - 1481 CEDAR AVE				1965	0						Age-Ineligible
002112035000_0000	1427 - 1427 JEFFERSON ST			HP2.	1910	0		Craftsman	3	5D3	SPENCERS ADDITION	
002112036000_0000	1415 - 1415 JEFFERSON ST			HP2.	0	1900	Sanborn Maps	None/Altered		6Z	SPENCERS ADDITION	
002112040000_0000	1403 - 1409 JEFFERSON ST			HP3.	1904	0		Classical Revival	3	5D3	SPENCERS ADDITION	
002112042000_0000					0	0						Vacant
002112043000_0000	1507 - 1507 CEDAR AVE				1970	0						Age-Ineligible
002112046000_0000					0	0						Vacant
002112047000_0000	1405 - 1405 CEDAR AVE		Jordan Ranch	HP2.	1894	1872	HRI	Greek Revival	1	3S		
002112048000_0000	1380 - 1380 CEDAR AVE			HP2.	1948	0		Ranch	3	6Z		
002113001000_0000	1431 - 1431 B ST			HP2.	1898	0		Vernacular	3	5D3	SPENCERS ADDITION	
002113002000_0000	1417 - 1419 B ST			HP2.	0	1900	HRI	Vernacular	3	5D3	SPENCERS ADDITION	
002113003000_0000	1403 - 1403 B ST			HP2.	1900	0		Vernacular		6Z	SPENCERS ADDITION	
002113004000_0000	1515 - 1515 SPENCER ST			HP2.	0	1925	HRI	Vernacular	3	5D3	SPENCERS ADDITION	
002113004000_0001	1404 - 1404 A ST			HP2.	0	1925	HRI	Craftsman, Vernacular	3	5D3	SPENCERS ADDITION	
002113005000_0000	1418 - 1418 A ST			HP2.	1900	0		Classical Revival	2	5B	SPENCERS ADDITION	
002113006000_0000	1520 - 1520 GEORGIA ST			HP2.	0	1890	HRI	Vernacular	3	5D3	SPENCERS ADDITION	
002113006000_0001	1430 - 1430 A ST	1430 A Street		HP2.	0	1890	HRI	Vernacular	3	5D3	SPENCERS ADDITION	
002114001000_0000	1343 - 1343 B ST			HP2.	1900	0		Craftsman	3	5D3	SPENCERS ADDITION	
002114002000_0000	1331 - 1331 B ST			HP3.	1897	0		Classical Revival	3	5D3	SPENCERS ADDITION	
002114007000_0000	1330 - 1330 A ST			HP2.	0	1930	HRI	Minimal Traditional	3	5D3	SPENCERS ADDITION	
002114008000_0000	1342 - 1342 A ST			HP2.	1910	0		Vernacular	3	5D3	SPENCERS ADDITION	
002114009000_0000	1531 - 1531 JEFFERSON ST			HP2.	0	1885	HRI	Stick/Eastlake, Vernacular	2	5B	SPENCERS ADDITION	
002114010000_0000	1517 - 1519 JEFFERSON ST			HP3.	0	1949	Sanborn Maps	Ranch		6Z	SPENCERS ADDITION	
002114011000_0000	1511 - 1511 JEFFERSON ST			HP2.	1880	0		Greek Revival	2	5B	SPENCERS ADDITION	
002114012000_0000	1321 - 1321 B ST	1535 Jefferson St	Bodhi Tree Holistic Health Ctr	HP2.	1951	0		Minimal Traditional	3	6Z	SPENCERS ADDITION	

State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
DISTRICT RECORD

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*NRHP Status Code 5D3

*Resource Name or # (Assigned by recorder)

Spencer's Addition Historic District

D1. Historic Name Spencer's Addition

D2. Common Name: Spencer's Addition; Alphabet Streets

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

Located in the City of Napa, the Spencer's Addition Historic District is located within the Spencer's Addition neighborhood, platted in 1872 just north of Napa Creek. Roughly bounded by Jefferson Street on the east, Lincoln Boulevard on the north, California Boulevard on the west, and Napa Creek on the south and encompassing the "Alphabet Streets," Spencer's Addition is one of the city's historic residential neighborhoods. The neighborhood is filled with working- and middle-class single-family residences primarily constructed between 1880 and World War II, and contains a cohesive number of these resources. (continued, pages 2-8)

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The Spencer's Addition Historic District is composed of 23 blocks of the 30-block Spencer's Addition plat (1872), as well as three blocks west of York Street; all were influenced by their proximity to the interurban electric railroad route on Jefferson Street, established in 1905. The district includes resources in the area roughly bounded by Spencer, A, York, and I streets; B Street between York Street and Napa Creek; E Street between York Street and California Boulevard; and the south side of F Street between York and Marin streets. The largest concentration of intact resources is located along B Street west of York Street; the west end of E Street; and the blocks bounded by G, Spencer, E, and York streets. (continued, page 9, with map on page 10)

***D5. Boundary Justification**

The Spencer's Addition Historic District encompasses portions of the original 30-block Spencer's Addition plat (1872), Trader's Subdivision (1904, F Street), Howard's Subdivision (1904, E Street), Butler's Subdivision of Block "B" (circa 1906, B Street), and Butler & Jordan's Subdivision of Block "C" (circa 1906, B Street). The boundary has been drawn such that it includes only a contiguous area with at least two-thirds of the buildings are considered contributors. The district includes enough of the Alphabet Streets to understand the street grid of the original Spencer's Addition plat, and the westward expansion of the neighborhood. The boundary gerrymanders to exclude groups of non-contributors—buildings that lack sufficient integrity due to later alterations, were constructed after the close of the period of significance, or do not contribute to the theme of residential development—within the larger Spencer's Addition Intensive-Level Survey Area, namely G, H, Marin, and Vidal streets in the northwest corner of the Survey Area; Lincoln Boulevard at the north edge of the Survey Area; Cedar Street at the southeast corner of the Survey Area; some parcels along Jefferson Street at the eastern edge of the Survey Area; and the Glenwood Gardens subdivision.

D6. Significance: Theme Residential Development; Transportation

Area Spencer's Addition, Napa, California

Period of Significance 1872-1930

Applicable Criteria Napa HRI Landmark District Criteria A, B, and C

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

The Spencer's Addition Historic District appears eligible for listing in the local register as a Landmark District under Napa HRI Landmark District Criteria A, B, and C for its association with the themes of residential development and transportation. Specifically, it is significant as a working-class residential neighborhood, and demonstrates Napa's transition from agricultural to residential uses at the end of the nineteenth century: agricultural properties in the district were gradually incorporated into an urbanized area as the Napa city limits expanded. The Spencer's Addition Historic District also exemplifies the early twentieth century streetcar suburb trend: working- and middle-class homes were constructed in the district because of its proximity to the interurban electric railroad, which ran along Jefferson Street from 1905 to 1930. The period of significance of the Spencer's Addition Historic District is 1872 to 1930, covering the time when the original plat of Spencer's Addition was established until the discontinuation of interurban rail service along Jefferson Street. The period of significance does not include World War II-era or postwar resources. (See Continuation Sheets, pages 11-15, and historic maps on Continuation Sheets, pages 16-18)

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

(See Continuation Sheet, page 19)

***D8. Evaluator:** Rebecca Fogel

Date: 10 September 2010

Affiliation and Address

Page & Turnbull, Inc.

1000 Sansome Street, Suite 200, San Francisco, CA. 94111

State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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*Resource Name or # (Assigned by recorder) Spencer's Addition Historic District

*Recorded by: Page & Turnbull

*Date 10 Sept. 2010

☒ Continuation

☐ Update

D3. Detailed Description (continued)

The Spencer's Addition Historic District is primarily characterized by detached, one- to two-story single-family residences constructed between 1872 and 1930, the period of significance for the district. Houses within the district are of wood frame construction, clad with wood or stucco siding, and capped by a hip or gable roof. Examples of late nineteenth century and early twentieth century architectural styles are widely represented, including Stick/Eastlake, Queen Anne, Classical Revival, Craftsman, American Foursquare, Spanish Eclectic, Mediterranean Revival, Tudor Revival, Art Moderne, and Pueblo Revival styles. Because the district represents a working- and middle-class neighborhood, its resources are primarily cottages and bungalows which exhibit vernacular forms and more modest ornamentation.

As platted in 1872, the Spencer's Addition street grid originally had 30 small, square blocks set at an angle to the main Napa City grid; only 23 blocks have sufficient integrity to be included in the district. Residences in the Spencer's Addition Historic District are set back approximately 5' to 15' from the front lot line; most have landscaped front yards and rear yards. Deciduous street trees are also planted throughout the district.

Most of the properties include associated ancillary buildings, such as garages, sheds, and water towers in addition to the primary dwelling. These historic ancillary buildings enrich the historic context of the neighborhood, but are not considered to be individual contributors to the district as their use is not residential and they rely on their associated residences for significance. In many cases, outbuildings have been converted for use as secondary dwellings, but these buildings are also considered to be non-contributors because their original and intended use was not residential and was typically subservient to a nearby house.

The Spencer's Addition Historic District includes a total of 218 parcels as defined by the Napa County Assessor, with each assigned a unique Assessor's Parcel Number (APN). 150 of these parcels are contributors to the Spencer's Addition Historic District because they illustrate the significant historic themes associated with the district: residential development patterns associated with the interurban electric railroad, which ran along Jefferson Street. Sixty-eight (68) properties are non-contributors because they lack sufficient integrity due to later alterations, were constructed after the close of the period of significance (i.e. constructed 1931 or later), do not contribute to the theme of residential development, or are vacant.

The spreadsheet below lists the resources located within the district by address and identifies the type of resource, its construction date, and its architectural style. Construction dates are provided and are based on data received from the Napa County Assessor's Office, or estimated based on sources like Sanborn Fire Insurance Maps, visual observation of architectural styles and forms, and other research sources. The HRI Rating shows the local historical ratings currently assigned to each property. The spreadsheet also includes a column with the California Historical Resource Status Codes (CHRSC) assigned to each property. Most contributors have been assigned a CHRSC of "5D3", which means that the resource appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation. Twelve (12) were assigned a CHRSC of "5B", which means the resources are locally significant both individually and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation. Non-Contributors have been assigned a CHRSC of "6Z" (Found ineligible for NR, CR, or Local designation through survey evaluation).

APN	Address	Constr. Date	Architectural Style	HRI Rating	CHRSC	Notes
002032005000_0000	2205 - 2205 GEORGIA ST	1923	Pueblo Revival	3	5D3	
002032006000_0000	1518 - 1518 H ST	1920	Vernacular		6Z	
002032007000_0000	1532 - 1532 H ST	1898	Queen Anne	3	5B	Turner G. Baxter House
002033001000_0000	1535 - 1535 H ST	1898	Craftsman, Vernacular	3	5D3	
002033002000_0000	1517 - 1517 H ST	1910	Colonial Revival, Vernacular	3	5D3	
002033003000_0000	2145 - 2145 GEORGIA ST	1899	Vernacular	3	5D3	
002033004000_0000	2125 - 2127 GEORGIA ST	1910	American Foursquare	3	5D3	
002033005000_0000					6Z	Age-Ineligible
002033006000_0000	1508 - 1508 G ST	1977			6Z	Age-Ineligible
002033007000_0000	1516 - 1516 G ST	1900	Vernacular	3	5D3	

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*Resource Name or # (Assigned by recorder) Spencer's Addition Historic District

*Recorded by: Page & Turnbull

*Date 10 Sept. 2010

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APN	Address	Constr. Date	Architectural Style	HRI Rating	CHRS	Notes
002033008000_0000	1528 - 1528 G ST	1900	Craftsman, Queen Anne	3	5D3	
002033009000_0000	1536 - 1536 G ST	1898	Vernacular		5D3	
002033010000_0000	2130 - 2130 YORK ST	1959	Minimal Traditional	3	6Z	
002035004000_0000	2239 - 2239 SPENCER ST	1905	Vernacular	3	5D3	
002035005000_0000	2217 - 2217 SPENCER ST	1900	Queen Anne, Vernacular	2	5B	
002035006000_0000	2205 - 2205 SPENCER ST	1890	Vernacular	3	5D3	
002035007000_0000	1432 - 1432 H ST	1962	Ranch		6Z	
002035008000_0000	2220 - 2220 GEORGIA ST	1956	Minimal Traditional	3	6Z	
002035009000_0000	2230 - 2230 GEORGIA ST	1910	Craftsman	3	5D3	
002036001000_0000	2168 - 2178 GEORGIA ST	1945	Vernacular	3	6Z	
002036002000_0000	2155 - 2155 SPENCER ST	1935	Craftsman	3	6Z	
002036003000_0000	2131 - 2131 SPENCER ST	1947	Minimal Traditional	3	6Z	
002036004000_0000	1408 - 1408 G ST	1898	Queen Anne	2	5B	
002036005000_0000	1436 - 1436 G ST	1889	Shingle	3	5B	Arbor Guest House Bed & Breakfast
002036006000_0000	1429 - 1431 H ST	1940	Ranch		6Z	
002038001000_0000	2240 - 2240 SPENCER ST	1920	None/Altered, Pueblo Revival	3	5D3	
002038009000_0000	2218 - 2218 SPENCER ST	1903	Craftsman, Vernacular	3	5D3	
002038010000_0000	2230 - 2230 SPENCER ST	1912	Craftsman	3	5D3	
002052010000_0000	1701 - 1701 F ST	1905	Vernacular	3	5D3	
002052011000_0000	1617 - 1621 F ST	1940	Vernacular	3	6Z	
002052012000_0000	1615 - 1615 F ST	1924	Vernacular	3	5D3	
002052013000_0000	1613 - 1613 F ST	1905	Vernacular		6Z	
002052014000_0000	1611 - 1611 F ST	1895	Folk Victorian	3	5D3	
002052015000_0000	1609 - 1609 F ST	1895	Folk Victorian	3	5D3	
002052016000_0000	1607 - 1607 F ST	1895	Folk Victorian	3	5D3	
002052017000_0000	1603 - 1603 F ST	1918			6Z	Age-Ineligible
002052018000_0000	1601 - 1601 F ST	1925	Vernacular	3	5D3	
002052019000_0000	1953 - 1953 YORK ST	1928	Vernacular	3	5D3	
002052020000_0000	1939 - 1939 YORK ST	1939	Minimal Traditional		6Z	
002052021000_0000	1901 - 1901 YORK ST	1890	Folk Victorian	2	5B	
002052022000_0000	1616 - 1616 E ST	1898	American Foursquare	3	5D3	
002052023000_0000	1624 - 1624 E ST	1900	Vernacular	0	6Z	
002052024000_0000	1626 - 1626 E ST	1905	None/Altered, Tudor Revival		6Z	
002052025000_0000	1630 - 1632 E ST	1956	None		6Z	
002052026000_0000	1636 - 1638 E ST	1905	Vernacular		5D3	
002052027000_0000	1640 - 1640 E ST	1910	Vernacular		5D3	
002052028000_0000	1642 - 1644 E ST				6Z	Age-Ineligible
002052029000_0000	1650 - 1652 E ST				6Z	Age-Ineligible
002052030000_0000	1654 - 1654 E ST	1922	Craftsman	3	5D3	
002052031000_0000	1664 - 1664 E ST	1907	Vernacular		5D3	

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002052032000_0000	1668 - 1668 E ST	1925	Craftsman	3	5D3	
002052033000_0000	1670 - 1670 E ST	1905	Folk Victorian	3	5D3	
002052034000_0000	1676 - 1676 E ST	1929	Vernacular	3	5D3	
002052035000_0000	1680 - 1680 E ST	1920	Craftsman	3	5D3	
002052036000_0000	1682 - 1682 E ST	1928	Craftsman	3	5D3	
002052037000_0000	1686 - 1686 E ST	1923	Vernacular	3	5D3	
002052038000_0000	1690 - 1690 E ST	1910	Vernacular	3	5D3	
002052039000_0000	1605 - 1605 F ST	1945	Ranch		6Z	
002061001000_0000	1533 - 1533 G ST	1897	Craftsman	3	5D3	
002061002000_0000	1523 - 1523 G ST	1932	Vernacular	3	6Z	
002061003000_0000	1511 - 1511 G ST	1900	Vernacular	0	5D3	
002061004000_0000	1505 - 1505 G ST	1923	Craftsman	3	5D3	
002061005000_0000	2001 - 2001 GEORGIA ST	1938	Art Moderne	3	6Z	
002061006000_0000	1512 - 1512 F ST	1910	Vernacular	3	5D3	
002061007000_0000	1522 - 1522 F ST	1896	Folk Victorian	3	5D3	
002061008000_0000	2020 - 2022 YORK ST	1930	Art Moderne	3	5D3	
002062001000_0000	1531 - 1531 F ST	1934	Minimal Traditional	3	6Z	
002062002000_0000	1517 - 1517 F ST	1934	Minimal Traditional	3	6Z	
002062003000_0000	1927 - 1927 GEORGIA ST	1925	Vernacular	3	5D3	
002062003000_0001	1505 - 1515 F ST	1925	Vernacular	3	5D3	1515 F Street
002062003000_0002	1505 - 1515 F ST	1925	Minimal Traditional	3	5D3	1505 F Street
002062004000_0000	1915 - 1915 GEORGIA ST	1938	Minimal Traditional	3	6Z	
002062005000_0000	1905 - 1905 GEORGIA ST	1937	Tudor Revival	3	6Z	
002062006000_0000	1520 - 1520 E ST	1899	Vernacular	3	5D3	
002062007000_0000	1532 - 1532 E ST	1905	Craftsman	3	5D3	
002063001000_0000	1439 - 1439 G ST	1904	American Foursquare	3	5D3	
002063002000_0000	1423 - 1423 G ST	1902	Vernacular	3	5D3	
002063003000_0000	1415 - 1415 G ST	1932	Mediterranean Revival	3	6Z	
002063004000_0000	1405 - 1405 G ST	1910	Craftsman	3	5D3	
002063005000_0000	1408 - 1408 F ST	1925	Vernacular	3	5D3	
002063006000_0000	1416 - 1416 F ST	1920	Vernacular	3	5D3	
002063007000_0000	1424 - 1424 F ST	1903	Craftsman	3	5D3	
002063008000_0000	1432 - 1432 F ST	1930	Mission Revival	3	5D3	
002064001000_0000	1427 - 1427 F ST	1915	Craftsman	3	5D3	
002064002000_0000	1423 - 1423 F ST	1930	Vernacular	3	5D3	
002064003000_0000	1415 - 1415 F ST	1915	Craftsman	3	5D3	
002064004000_0000	1949 - 1949 SPENCER ST	1935	Craftsman, None/Altered	3	6Z	
002064008000_0000	1920 - 1920 GEORGIA ST	1988			6Z	Age-Ineligible
002064009000_0000	1422 - 1422 E ST	1898	Folk Victorian	3	5D3	
002064010000_0000	1907 - 1907 SPENCER ST	1890	Queen Anne	2	5S3	
002064011000_0000	1901 - 1901 SPENCER ST	1890	Queen Anne	2	5S3	
002065008000_0000	1340 - 1340 F ST	1900	Craftsman	3	5B	

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002065009000_0000	2034 - 2034 SPENCER ST	1893	Folk Victorian	3	5D3	
002066001000_0000	1950 - 1950 SPENCER ST	1910	Craftsman	3	5D3	
002066002000_0000	1323 - 1323 F ST	1910	Vernacular	3	5D3	
002066009000_0000	1902 - 1902 SPENCER ST	1928	Craftsman	3	5D3	
002066010000_0000	1922 - 1922 SPENCER ST	1915	Craftsman	3	5D3	
002066011000_0000	1926 - 1926 SPENCER ST	1921	Craftsman	3	5D3	
002066016000_0000	1921 - 1921 JEFFERSON ST	1895	Queen Anne	2	5B	
002081002000_0000	1687 - 1687 E ST	1928	Craftsman	3	5D3	
002081007000_0000	1663 - 1663 E ST	1934		3	6Z	
002081007000_0001	1664 - 1664 D ST ALLEY	1915	Craftsman	3	6Z	1663 E Street
002081008000_0000	1661 - 1661 E ST	1905	Folk Victorian	3	5D3	
002081008000_0001	1659 - 1659 D ST ALLEY	1955	Vernacular	3	6Z	
002081009000_0000	1649 - 1649 E ST	1920	Craftsman	3	5D3	
002081012000_0000	1631 - 1635 E ST	1905	Vernacular	3	5D3	
002081013000_0000	1629 - 1629 E ST	1895	Vernacular	3	5D3	
002081014000_0000	1625 - 1627 E ST	1960	Modern		6Z	
002081015000_0000	1621 - 1621 E ST	1923	Vernacular	3	5D3	
002081020000_0000	1679 - 1681 E ST	1895	Queen Anne	2	5B	
002081021000_0000	1645 - 1645 E ST	2008			6Z	Age-Ineligible
002081022000_0000	1639 - 1639 E ST	1937	Vernacular		6Z	
002082001000_0000	1797 - 1797 YORK ST	1952	Ranch	3	5D3	
002082002000_0000	4 - 4 GLENWOOD DR	1952	Ranch	3	5D3	
002082003000_0000	6 - 6 GLENWOOD DR	1952	Ranch	3	5D3	
002082004000_0000	8 - 8 GLENWOOD DR	1952	Ranch	3	5D3	
002082005000_0000	10 - 10 GLENWOOD DR	1952	Ranch, Minimal Traditional	3	5D3	
002082006000_0000	12 - 12 GLENWOOD DR	1952	Ranch, Minimal Traditional	3	5D3	
002082007000_0000	14 - 14 GLENWOOD DR	1952	Ranch, Minimal Traditional	3	5D3	
002082008000_0000	16 - 16 GLENWOOD DR	1952	Minimal Traditional	3	5D3	
002082009000_0000	18 - 18 GLENWOOD DR	1952	Ranch, Minimal Traditional	3	5D3	
002082010000_0000	20 - 20 GLENWOOD DR	1954	Minimal Traditional	3	5D3	
002082011000_0000	22 - 22 GLENWOOD DR	1952	Minimal Traditional	3	5D3	
002082012000_0000	24 - 24 GLENWOOD DR	1952	None/Altered, Minimal Traditional	3	6Z	
002082013000_0000	26 - 26 GLENWOOD DR	1952	Ranch, Minimal Traditional	3	5D3	
002082014000_0000	28 - 28 GLENWOOD DR	1952	Minimal Traditional	3	5D3	
002082015000_0000	30 - 30 GLENWOOD DR	1952	Ranch, Minimal Traditional	3	5D3	
002082016000_0000	33 - 33 GLENWOOD DR	1952	Minimal Traditional	3	5D3	
002082017000_0000	35 - 35 GLENWOOD DR	1952	Minimal Traditional	3	5D3	
002082018000_0000	37 - 37 GLENWOOD DR	1952	Minimal Traditional	3	5D3	

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002082019000_0000	39 - 39 GLENWOOD DR	1952	Ranch, Minimal Traditional	3	5D3	
002082020000_0000	41 - 41 GLENWOOD DR	1951	Ranch	3	5D3	
002082021000_0000	43 - 43 GLENWOOD DR	1952	Minimal Traditional	3	5D3	
002082022000_0000	45 - 45 GLENWOOD DR	1952	Minimal Traditional	3	5D3	
002082023000_0000	47 - 47 GLENWOOD DR	1952	Ranch	3	5D3	
002082024000_0000	49 - 49 GLENWOOD DR	1952	Minimal Traditional	3	5D3	
002082025000_0000	51 - 51 GLENWOOD DR	1952	Minimal Traditional	3	5D3	
002082026000_0000	53 - 53 GLENWOOD DR	1952	Ranch	3	5D3	
002082027000_0000	55 - 55 GLENWOOD DR	1952	Ranch	3	5D3	
002082028000_0000	57 - 57 GLENWOOD DR	1952	Ranch	3	5D3	
002082029000_0000	59 - 59 GLENWOOD DR	1952	Minimal Traditional	3	5D3	
002082030000_0000	61 - 61 GLENWOOD DR	1952	None/Altered	3	6Z	None
002082031000_0000	63 - 63 GLENWOOD DR	1952		3	6Z	Age-Ineligible
002082032000_0000	66 - 66 GLENWOOD DR	1952	Ranch	3	6Z	
002082033000_0000	68 - 68 GLENWOOD DR	1952	Minimal Traditional	3	5D3	
002082034000_0000	70 - 70 GLENWOOD DR	1952	Ranch	3	5D3	
002082035000_0000	72 - 72 GLENWOOD DR	1952	Ranch, Minimal Traditional	3	5D3	
002082036000_0000	5 - 5 GLENWOOD DR	1954	Minimal Traditional	3	5D3	
002082037000_0000	3 - 3 GLENWOOD DR	1952	None/Altered, Minimal Traditional	3	5D3	
002082038000_0000	1775 - 1775 YORK ST	1952	Minimal Traditional	3	5D3	
002082043000_0000	1619 - 1619 YORK ST	1908	Vernacular		5D3	
002082044000_0000	1605 - 1605 YORK ST	1911	Queen Anne, Vernacular	3	5D3	
002082045000_0000	1614 - 1614 B ST				6Z	Age-Ineligible
002082046000_0000	1624 - 1624 B ST	1901	Vernacular		5D3	
002082047000_0000	1628 - 1628 B ST	1900	Vernacular	3	5D3	
002082048000_0000	1630 - 1630 B ST			0	5D3	Vacant
002082049000_0000	1632 - 1632 B ST	1900	Vernacular	3	5D3	
002082050000_0000	1636 - 1636 B ST	1910	Vernacular	3	5D3	
002082051000_0000	1638 - 1638 B ST	1905	Vernacular	3	5D3	
002082052000_0000	1640 - 1640 B ST	1900	Vernacular	3	5D3	
002082053000_0000	1642 - 1642 B ST	1929	Craftsman	3	5D3	
002082054000_0000	1646 - 1646 B ST	1935	None/Altered		6Z	
002082055000_0000	1648 - 1648 B ST	1910	Vernacular	3	5D3	
002082056000_0000	1652 - 1652 B ST	1909	Vernacular	3	5D3	
002082057000_0000	1656 - 1656 B ST	1988			6Z	Age-Ineligible
002082058000_0000	1660 - 1660 B ST	1897	Vernacular	3	5D3	
002091001000_0000	1543 - 1543 E ST	1930	Vernacular	3	5D3	
002091002000_0000	1539 - 1539 E ST	1921	Vernacular	3	5D3	
002091003000_0000	1517 - 1517 E ST	1920	Craftsman	3	5D3	
002091004000_0000	1503 - 1503 E ST	1920	Craftsman	3	5D3	
002091004000_0002	1503 - 1503 E ST	1940	Vernacular	3	6Z	1831 Georgia St

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002091005000_0000	1504 - 1504 D ST	1900	Vernacular		5D3	1821 Georgia St
002091006000_0000	1512 - 1512 D ST	1930	Craftsman	3	5D3	
002091007000_0000	1530 - 1532 D ST	1930	Vernacular		6Z	
002091008000_0000	1538 - 1538 D ST	1919	Vernacular	3	5D3	
002092002000_0000	1511 - 1511 D ST	1896	Vernacular	3	5D3	1745 Georgia Street
002093001000_0000	1636 - 1636 YORK ST	1905	Vernacular		5D3	
002093004000_0000	1631 - 1631 GEORGIA ST	1938	Tudor Revival	3	5D3	
002093005000_0000	1506 - 1506 B ST	1895	Vernacular	3	5D3	
002093006000_0000	1520 - 1520 B ST	1905	Vernacular	3	5D3	
002093007000_0000	1530 - 1590 B ST	1949	Contemporary	3	6Z	
002093008000_0000	1620 - 1620 YORK ST	1939	Vernacular	3	6Z	
002094001000_0000	1439 - 1439 E ST	1915	Craftsman	3	5D3	
002094002000_0000	1415 - 1415 E ST	1925	Vernacular	3	5D3	
002094003000_0000	1407 - 1407 E ST	1890	Vernacular	2	5B	
002094005000_0000	1420 - 1420 D ST	1939	Minimal Traditional	3	6Z	
002094006000_0000	1434 - 1434 D ST	1895	None/Altered		6Z	1820 Georgia Street
002094007000_0000	1830 - 1830 GEORGIA ST	1925	Craftsman, Vernacular	3	5D3	
002095001000_0000	1493 - 1493 D ST	1951	Vernacular		6Z	
002095002000_0000	1409 - 1409 D ST	1905	Vernacular	3	5D3	
002095003000_0000	1727 - 1727 SPENCER ST	1905	Vernacular		5D3	
002095004000_0000	1719 - 1719 SPENCER ST	1915	Craftsman	3	5D3	
002095005000_0000	1705 - 1705 SPENCER ST	1905	Vernacular	3	5D3	
002095007000_0000	1430 - 1430 C ST	1905	Vernacular	3	5D3	
002095008000_0000	1436 - 1436 C ST	1905	Vernacular	3	5D3	
002095009000_0000	1724 - 1724 GEORGIA ST	1941	Ranch		6Z	
002095010000_0000	1734 - 1734 GEORGIA ST	1925	Craftsman		5D3	
002095011000_0000	1401 - 1401 D ST	1940	Vernacular		6Z	1741 - 1743 Spencer
002096001000_0000	1433 - 1433 C ST	1937	Spanish Colonial Revival	3	7N	
002096002000_0000	1423 - 1423 C ST	1933	Spanish Colonial Revival	3	7N	
002096003000_0000	1415 - 1415 C ST	1933	Spanish Colonial Revival	3	7N	
002096004000_0000	1405 - 1405 C ST	1905	None/Altered	3	6Z	1647 Spencer Street.
002096005000_0000	1406 - 1406 B ST	1905	Vernacular	3	5D3	
002096006000_0000	1418 - 1418 B ST	1911	Vernacular		5D3	1418-A & 1418-B Street.
002096007000_0000	1430 - 1430 B ST	1905	Vernacular	3	5D3	
002096008000_0000	1628 - 1628 GEORGIA ST	1934	Spanish Colonial Revival	3	7N	
002097001000_0000	1830 - 1830 SPENCER ST	1923	Vernacular	3	5D3	
002098008000_0000	1704 - 1704 SPENCER ST	1925	Craftsman, Vernacular	3	5D3	
002098009000_0000	1716 - 1716 SPENCER ST	1935	Minimal Traditional	3	6Z	
002098010000_0000	1720 - 1720 SPENCER ST	1920	Vernacular	3	5D3	
002098012000_0000	1705 - 1705 JEFFERSON ST	1920	Vernacular	3	5D3	1300 C Street

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002098013000_0000	1717 - 1717 JEFFERSON ST	1930	Vernacular	3	6Z	
002098014000_0000	1725 - 1725 JEFFERSON ST	1930	Craftsman	3	5D3	
002099001000_0000	1339 - 1339 C ST	1910	Vernacular	3	5D3	
002099014000_0000	1622 - 1622 SPENCER ST	1912	Vernacular	3	5D3	
002101002000_0000	1657 - 1657 B ST	1900	Folk Victorian	3	5D3	
002101003000_0000	1653 - 1653 B ST	1943	Minimal Traditional	3	6Z	
002101004000_0000	1647 - 1647 B ST	1900	Classical Revival	3	5D3	
002101005000_0000	1639 - 1639 B ST	1991			6Z	Age-Ineligible
002101006000_0000	1637 - 1637 B ST	1952	Contemporary		6Z	
002101007000_0000	1631 - 1631 B ST	1905	Classical Revival	3	5D3	
002101008000_0000	1629 - 1629 B ST	1915	Classical Revival, None/Altered	3	6Z	
002101009000_0000	1627 - 1627 B ST	1905	Gothic Revival	3	5D3	
002101010000_0000	1625 - 1625 B ST	1900	Folk Victorian	3	5D3	
002101011000_0000	1623 - 1623 B ST	1905	Craftsman	3	6Z	
002101012000_0000	1617 - 1617 B ST	1900	Folk Victorian	3	5D3	
002101013000_0000	1613 - 1613 B ST	1910	Classical Revival	3	5D3	
002101014000_0000	1605 - 1605 B ST	1924	Craftsman	3	5D3	
002112004000_0000	1441 - 1441 A ST	1905	Classical Revival	3	5D3	
002112005000_0000	1427 - 1427 A ST	1899	Queen Anne	3	5D3	
002112006000_0000	1419 - 1419 A ST	1887	None	3	6Z	
002112007000_0000	1415 - 1415 A ST	1945	None/Altered	3	5D3	
002112008000_0000	1357 - 1357 A ST	1928	Craftsman		5D3	
002112009000_0000	1351 - 1351 A ST	1975			6Z	Age-Ineligible
002112010000_0000	1337 - 1337 A ST	1890	Vernacular	3	5D3	
002112011000_0000	1329 - 1329 A ST	1905	Vernacular	3	5D3	
002112035000_0000	1427 - 1427 JEFFERSON ST	1910	Craftsman	3	5D3	
002112036000_0000	1415 - 1415 JEFFERSON ST	1900	None/Altered		6Z	
002112040000_0000	1403 - 1409 JEFFERSON ST	1904	Classical Revival	3	5D3	
002113001000_0000	1431 - 1431 B ST	1898	Vernacular	3	5D3	
002113002000_0000	1417 - 1419 B ST	1900	Vernacular	3	5D3	
002113003000_0000	1403 - 1403 B ST	1900	Vernacular		6Z	
002113004000_0000	1515 - 1515 SPENCER ST	1925	Vernacular	3	5D3	
002113004000_0001	1404 - 1404 A ST	1925	Craftsman, Vernacular	3	5D3	
002113005000_0000	1418 - 1418 A ST	1900	Classical Revival	2	5B	
002113006000_0000	1520 - 1520 GEORGIA ST	1890	Vernacular	3	5D3	
002113006000_0001	1430 - 1430 A ST	1890	Vernacular	3	5D3	1430 A Street
002114001000_0000	1343 - 1343 B ST	1900	Craftsman	3	5D3	
002114002000_0000	1331 - 1331 B ST	1897	Classical Revival	3	5D3	
002114007000_0000	1330 - 1330 A ST	1930	Minimal Traditional	3	5D3	
002114008000_0000	1342 - 1342 A ST	1910	Vernacular	3	5D3	

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002114009000_0000	1531 - 1531 JEFFERSON ST	1885	Stick/Eastlake, Vernacular	2	5B	
002114010000_0000	1517 - 1519 JEFFERSON ST	1949	Ranch		6Z	
002114011000_0000	1511 - 1511 JEFFERSON ST	1880	Greek Revival	2	5B	
002114012000_0000	1321 - 1321 B ST	1951	Minimal Traditional	3	6Z	Bodhi Tree Holistic Health Ctr, 1535 Jefferson St
002114012000_0000	1533 - 1535 JEFFERSON ST	1951		3	6Z	

D4. Boundary Description (continued)

Specifically, the district boundary begins at the southeast corner of Spencer and I streets, continues clockwise behind the rear lot lines of parcels 002038001000, 002038010000, and 002038009000, and jogs west to Spencer Street, where it continues south to parcel 002065009000. The boundary turns to follow the north and east edges of this parcel and continues south down the middle of the next three blocks, briefly extending east to Jefferson Street around parcel 002066016000 (between F and E streets). At the southeast corner of parcel 002097001000 (just south of E Street), the boundary returns to Spencer Street where it continues south past D Street to parcel 002098010000, where it turns east to Jefferson Street. The boundary continues south on Jefferson Street from parcel 002098014000 to C Street, where it turns west; at the northeast corner of parcel 002099001000 (just south of C Street), the boundary turns south and runs behind parcels 002099001000 and 002099014000, where it returns to Spencer Street and continues south to B Street. From B Street, the boundary follows the east edge of parcel 002114002000 and the north edge of parcel 002114009000 (excluding the corner of B and Spencer) and extends east to Jefferson Street, where it continues south to Cedar Avenue. The boundary turns west on Cedar Avenue, jogs north around parcel 002112040000 (corner of Cedar and Jefferson), and continues west to Georgia Street along the rear lot lines of the parcels that front A Street. The boundary continues north on Georgia Street, turns west at B Street, jogs south at the corner of B and York streets, and runs west to Napa Creek behind the rear lot lines of the parcels fronting onto B Street. The boundary turns north at Napa Creek, turns east at the northwest corner of parcel 002082058000, and continues east along the northern edge of the parcels that front B Street until York Street, where it continues north to C Street. From the corner of C and York streets, the boundary stair steps east around a group of non-contributing parcels: it runs east to Georgia Street, thence north to the southeast corner of parcel 002092002000, thence west to the southwest corner of said parcel, thence north to D Street, and thence west along D Street returning to York Street. From the corner of D and York streets, the boundary runs north on York Street, turns west at E Street, turns south at the northeast corner of 002081015000, turns west at the southeast corner of said parcel, and continues west along D Street Alley to California Boulevard. However, the D Street Alley boundary stair steps north around three groups of non-contributing parcels, excluding them from the district: 002081024000 & 002081023000; 002081004000, 002081005000, 002081006000 & 002081007000; and 002081001000. From California Boulevard, the boundary continues east along the rear parcel line of the properties fronting onto E Street, turns north at parcel 002052010000, and continues east along F Street to York Street. The boundary continues north along York Street for two and a half blocks, turning east at the northwest corner of parcel 002032007000 (corner of H and York), and continuing to Georgia Street along the rear parcel line of the properties fronting onto H Street. From there, the boundary turns north and runs to the northwest corner of parcel 002035009000 (between H and I streets), thence west along the north edge of said parcel to Spencer Street, thence north on Spencer Street to the southeast corner of Spencer and I streets.

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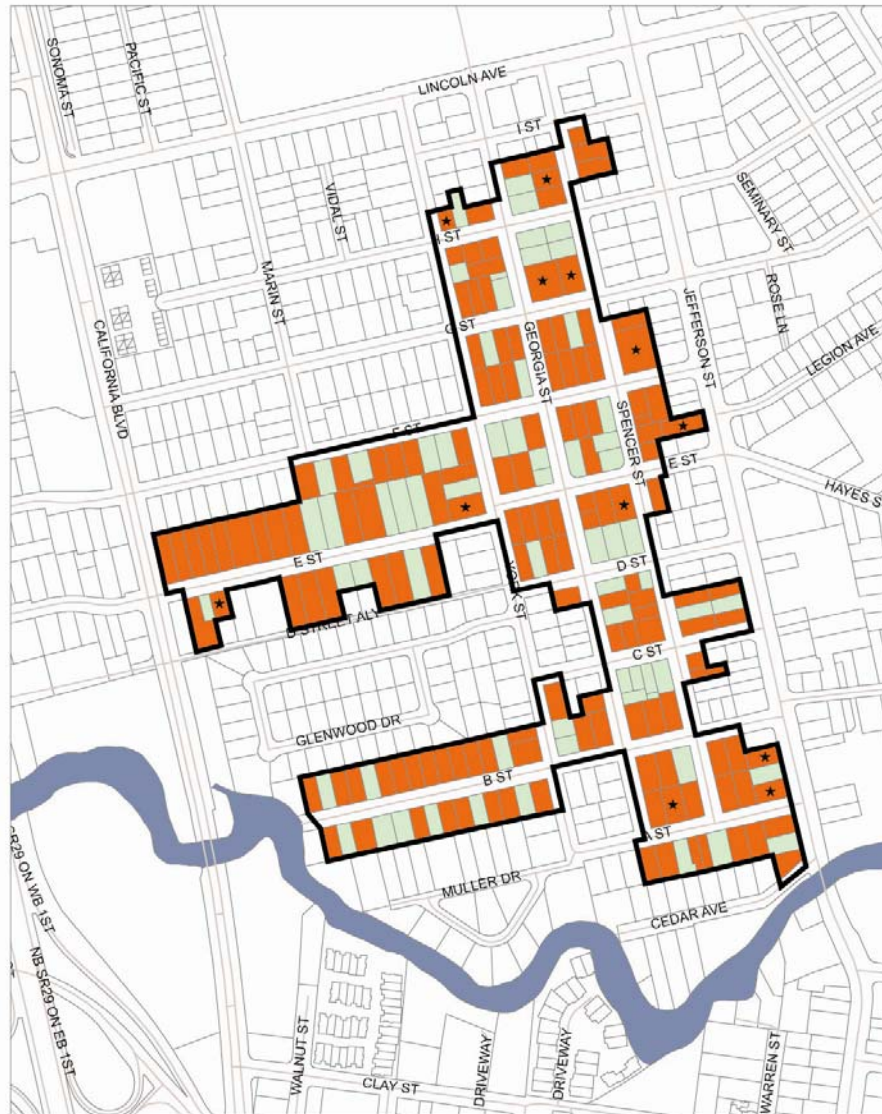
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Spencer's Addition Historic District Map, 2010.

Outline indicates Historic District boundaries.

Orange shaded parcels indicate District Contributors (assigned a CHRSC of 5D3).

Light green shaded parcels indicate Non-Contributors (assigned a CHRSC of 6Z).

Starred parcels indicate Individually Eligible parcels (assigned a CHRSC of 5B).

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D6. Significance (continued)

Themes: Residential Development & Transportation (1872-1930)

During the Victorian era, the City of Napa was established as the commercial center for the Napa Valley agricultural region. As business boomed, residential subdivisions were platted in the neighborhoods adjacent to Downtown, including Spencer's Addition. The Spencer's Addition Historic District represents one of the major additions to the city's grid during this era. In 1872, Dwight Spencer (who owned all the land within the district) subdivided the portion of his land just west of Jefferson Street and north of Napa Creek into a plat called "Spencer's Addition to Napa City." The Spencer's Addition subdivision covered the area east of York Street and was aligned at an angle to the main Napa City grid. Of the addition's thirty blocks, twenty-four were divided into four square parcels each. Spencer chose the alphabet street names for his east-west streets, but his north-south streets originally had different names: Jefferson Street was originally called Calistoga Avenue; Spencer Street was called Washington; Georgia Street was called Jefferson; and York Street was called Madison.¹ The original Spencer's Addition subdivision (the blocks east of York Street) was included in the city limits when the City of Napa was originally incorporated in 1872.

Early subdivisions and additions such as Spencer's Addition were largely purchased as land speculation; parcels were surveyed by the original owner and usually left undeveloped, or used for agriculture. The land speculation was fueled by the hope that Napa City would become the shipping and trading hub for the entire Napa Valley. In Spencer's Addition, the blocks established by the survey were subdivided into parcels as the population increased in the late Victorian era; however, residential development was largely sparked by the development of the street car in the 1900s. For example, in May 1890, Smyth's Subdivision created Cedar Avenue and divided Lot No. 21 of Spencer's Addition into fifteen parcels, but most of these were not developed until at least 1930.²

Transportation and infrastructure improvements were necessary before residential development could occur in Napa. Public roads were slow to develop in Napa, and travelling to St. Helena, Calistoga, and Sonoma was challenging. Within the city itself, some early streets were graded and had gravel surfaces; however, few were fully paved. In April 1866, Spencer was instrumental in getting the legislature to allow construction of a macadamized road from Napa to St. Helena. The route roughly followed present-day Jefferson Street (then called Calistoga Avenue), and was the only improved road in the county in early Napa.³ Jefferson Street was a major thoroughfare in the Victorian era, but was not yet the commercial corridor it is today; instead, commercial uses were concentrated in downtown, which had grown as the mercantile and financial center of Napa. The establishment of bridges across Napa Creek and the Napa River was also essential to facilitate urban development. According to historic maps and photographs, a wooden bridge across Napa Creek was constructed at Jefferson Street by the time Spencer's Addition was platted in 1872.

As the city experienced commercial and industrial success, corresponding residential development occurred throughout the city. Spencer's Addition has always been a residential neighborhood, but it was slow to develop, even in the booming Victorian era.⁴ Because commuting long distances was a hardship due to the poor conditions of the city's roads—even Jefferson Street—the district's location away from the city center made it difficult to access. The presence of the raised bed of the railroad tracks along Jefferson Street also hindered development in the district until the route was moved to Lawrence Street in 1877.⁵ Although a street grid was imposed in the original thirty-block Spencer's Addition subdivision, the land generally remained undeveloped or was used for agricultural purposes until the turn of the century. Early maps and drawings of the area show orchards and open fields; this contributes to city-wide agricultural trends, which saw orchards with plums, peaches, and apricots, as well as olives and olive oil, as lucrative products for farmers towards the end of the Victorian era. Many of the earliest residential buildings in Spencer's Addition were thus the centers of small farmsteads that were gradually enveloped by urban growth, and often included associated barns, stables, storage sheds, or water towers.⁶

Development of the district remained sparse through the 1880s. A historic bird's-eye view from around 1885 shows only ten houses in the district, all located on large parcels with outbuildings (some no longer extant). The 1891 Sanborn Fire Insurance Map shows

¹ Anne Bloomfield, *A Residential Context for the Cultural Resources of the City of Napa* (prepared for Planning Department, City of Napa, January 1996), 32. "Spencer's Addition to Napa City," 1872, in Napa County Recorder's Office.

² O.H. Buckman, "Smyth's Subdivision of Lot No. 21 of Spencer's Addition to Napa City" (May 2, 1890), in Napa County Recorder's Office.

³ Slocum, Bowen & Co. and Lyman L. Palmer, *History of Napa and Lake Counties, California: Comprising Their Geography, Geology, Topography, Climatology, Springs and Timber* (San Francisco, Ca: Slocum, Bowen & Co., 1881), 71.

⁴ No part of Spencer's Addition was included on the 1886 Sanborn Fire Insurance map, and the 1891 map only detailed the portion south of C Street and east of York Street.

⁵ Bloomfield, 32.

⁶ Bloomfield, 32.

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only seven blocks at the southeast corner of the district—east of York Street, between Napa and C Street—with zero to three buildings per block; there were likely even fewer buildings in the areas not shown on the map. By the end of the nineteenth century, development was still sparse, but a number of small cottages had been constructed east of York Street for working-class residents, such as farmers, gardeners, carpenters, clerks, teamsters, and laborers. More modest in size than the district's farmhouses, these cottages were single-family residences of wood-frame construction with wood siding and gable or hip roofs, and were constructed in popular Victorian-era architectural styles such as Greek or Gothic Revival, Italianate, Stick/Eastlake, Queen Anne, and vernacular styles. The modest nature of these early Spencer's Addition cottages meant that they typically employed standard vernacular models with varying amounts of fashionable ornamentation added, and many were constructed with little or no decoration. Most were likely designed by local builders either using pattern books or simply based on previous experience. As in most residential neighborhoods in Victorian Napa, homes in Spencer's Addition were built as independent units, not as speculative tracts of nearly identical houses.

The Spencer's Addition Historic District truly began to thrive as a residential neighborhood in the first two decades of the twentieth century, largely as a result of Napa's new interurban electric railroad, established in 1905. In an effort to bring vitality to a sagging economy at the turn of the century, Napa city officials granted a charter to the Vallejo, Benicia & Napa Valley Railroad Company (VB&NV) to develop an interurban electric railroad in 1901. The VB&NV was designed to improve regional commuter transportation, and called for fast electric cars to run from Napa through Vallejo to Benicia, where passengers could connect with rapid ferry service to San Francisco operated by Monticello Steamship Company. The line did not ultimately continue to Benicia, and the ferry terminal in Vallejo was used instead. By 1903, the financing for the interurban railroad had been secured and construction began in Napa later that year. As was common with electric railroads, the VB&NV route followed the county road (Calistoga Avenue, now Jefferson Street), and the process of laying the tracks included improving the grading and surfacing of the road itself. Interurban rail service began in July 1905 carrying passengers and freight from Vallejo. Through the city of Napa, the tracks ran up Soscol Avenue to its depot at Third Street, turned west on Third Street, and proceeded north on Jefferson Street. By the time service began, the Third Street drawbridge had been improved to accommodate the electric rail cars, sparing the VB&NV the major expense of constructing its own railroad bridge. The main VB&NV depot (no longer extant) was located in East Napa on the southeastern corner of Soscol Avenue and Third Street.⁷ In 1905, it took about 45 minutes to ride from Napa to Vallejo, and another two hours from Vallejo to San Francisco. Fares ran sixty cents for a round trip to Vallejo, and \$1.35 round trip to San Francisco.⁸ The local fare within Napa was set at five cents; passengers could board a car anywhere in Napa and purchase a ticket through to Vallejo on board.⁹

The introduction of the interurban railroad had a huge impact on the development of the Spencer's Addition Historic District and the entire city of Napa. For the first time, people were provided with comfortable, fast, dependable transportation, and by 1912, residents of the entire valley relied on the interurban railroad for business and leisure travel. The fashionable Napa Valley resorts and summer estates were finally easy to access, and shipping was facilitated. The railroad also provided hundreds of jobs, and the company payroll was an important boost to the growing economy. Most importantly, the introduction of the interurban railroad spurred residential development in the city of Napa, allowing it to become a bedroom community for workers with jobs in Vallejo, Mare Island, and San Francisco. The neighborhoods surrounding the route—especially Spencer's Addition, with its prime location along Jefferson Street and near the "City Limits" stop at Jefferson and Lincoln, and East Napa near the depot on Third Street—flourished and property values increased as a result of the new service.¹⁰

This transit-related development turned Spencer's Addition into a streetcar suburb: the neighborhood had been slow to develop in the nineteenth century but was subdivided and fairly well-developed by 1918. The portion of Spencer's Addition west of York Street remained unincorporated until about 1930, but a number of subdivisions both inside and outside the city limits were recorded during this era. As in the Victorian era, though, residences were not always developed in conjunction with these subdivisions and surveys, and many parcels remained vacant. Howard's Subdivision (1904) created parcels on E Street west of York Street, while Trader's Subdivision (1904) covered F Street between York and Marin. Baker's Subdivision (1905) further divided Blocks 7, 14, and 27 of the original Spencer's Addition into eight parcels each (bounded by F, York, G, and Jefferson streets). Butler's Addition was recorded in 1906, with smaller parcels created by Butler & Jordan's Subdivision of Block "C" on the north side of B Street, west of York Street; Butler's Subdivision of Block "B" on the south side of B Street; and the W.H. Babb Tract of Butler's Addition along A Street between Napa Creek and York Street. The Hayes Tract was recorded sometime before 1918, and included Blocks 9, 12,

⁷ Ibid., 5. Ira L. Swett and Harry C. Aiken, Jr, *The Napa Valley Route: Electric Trains and Steamers* (Glendale, CA: Interurban Press, 1988), 52-64.

⁸ Swett and Aiken, 88.

⁹ Swett and Aiken, 91.

¹⁰ Ibid., 179. Bloomfield, 8.

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and 29 of the original Spencer's Addition (bounded by H, York, I, and Jefferson streets). Besides these large-scale additions, the four-parcel blocks of the original Spencer's Addition were subdivided as needed, and houses constructed after the turn of the century were interspersed among the existing nineteenth century residences.¹¹

In 1901, there were zero to three houses per block, and the area west of York Street was marked as "Field Beyond."¹² After the establishment of the interurban electric railroad, residential development in the Spencer's Addition Historic District was concentrated in the original Spencer's Addition area (east of York Street), and further west along B, E, and F streets in Butler's Addition, Howard's Subdivision, and Trader's Subdivision, respectively. In 1910, there were two to five small dwellings per block, although there were a number of blocks which were still undeveloped. Only two houses in the area were built during World War I, though. Houses constructed after the turn of the century were interspersed among the existing nineteenth century residences, and almost all residences also had associated outbuildings.¹³ Continuing the residential development patterns established during the Victorian era, the Spencer's Addition Historic District continued to feature modest, wood-frame, single-family houses for working-class families rendered in a variety of architectural styles. Houses from the early twentieth century were interspersed among the existing nineteenth century residences, and by the beginning of World War I, the original Spencer's Addition plat and B, E, and F streets west of York Street were beginning to fill in. Classical Revival, Shingle, Craftsman, and vernacular styles gained popularity after the turn of the century, and most residential buildings were constructed in one of these styles. Structural systems and siding were still primarily wood. A common form found in the district is the one-story, wood frame vernacular cottage with a pyramidal roof and simple porch with turned wood columns. Early twentieth century houses in Spencer's Addition were almost exclusively constructed individually, not developed as speculative tracts.

The residents of Spencer's Addition during the neighborhood's early twentieth century building boom were primarily skilled workers and professionals, many of whom commuted outside of Napa. Carpenters, teachers, mechanics, teamsters, glove makers, laborers, clerks, mechanics, law enforcement officers, butchers, and nurserymen of all ethnicities built homes in the neighborhood.

The city experienced a post-World War I building boom and the size, style, and layout of the houses constructed during the Roaring Twenties began to reflect the California bungalow fashion and newer architectural trends. In the Spencer's Addition Historic District, construction of single-family residences occurred steadily, especially after the construction of Napa Union High School (1921) at the corner of Jefferson Street and Lincoln Boulevard. By 1924, the neighborhood's blocks generally contained five to eight one- or two-story houses.¹⁴ Bungalows in the district from the 1920s and 1930s were almost exclusively constructed individually, not developed as speculative tracts, although there are a few small groups of identical houses clearly built as developments. There were no multiple-family residences, although many homes had multi-generational occupancies and/or in-law units at the rear of the parcel.¹⁵ The new houses were clad in stucco instead of wood, became longer and lower, and abandoned front porches. Popular architectural styles in the 1920s and 1930s included Craftsman, Spanish Eclectic, Mediterranean Revival, Tudor Revival, Pueblo Revival, and Art Moderne styles.¹⁶ Most bungalows in Spencer's Addition also feature detached garages at the rear or side of the property designed to match the bungalow's architectural style, which was a new development pattern that corresponded with the widespread popularity of the automobile.

As in previous eras, residents continued to be primarily skilled workers, holding jobs such as clerks, salesmen, factory workers, electricians, nurses, and builders/contractors. At least half of the residences were owner-occupied. Even though the neighborhood was increasingly built out during this era, there were still some vestiges of the area's agricultural heritage: a poultry shed on E Street, a large hay barn on Lincoln Avenue, and a nursery on Jefferson Street appear on the 1924 Sanborn Fire Insurance map.¹⁷ Commercial and civic uses were still notably absent, with the exception of the Church of the Nazarene at the corner of F and York streets (late 1930s), a grocery store at Lincoln and Jefferson, and a dental laboratory on F Street.¹⁸

The increased popularity of the automobile brought dramatic changes to Napa's transportation services and urban form, and by the 1930s, buses and trucks were replacing the city's railroads and ferries. The Spencer's Addition Historic District was particularly affected by changes to railroad service, as so many of its working-class residents had relied on public transportation. Southern

¹¹ Bloomfield, 32-33. Napa County Recorder's Office.

¹² Ibid.

¹³ Sanborn Fire Insurance Maps (1910).

¹⁴ Sanborn Fire Insurance Maps (1924)

¹⁵ Napa City Directories (1928, 1935)

¹⁶ Bloomfield, 13.

¹⁷ Napa City Directories (1928, 1935). Sanborn Fire Insurance Maps (1924)

¹⁸ Sanborn Fire Insurance Maps (1924)

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Pacific discontinued its steam passenger service to Napa in 1929, substituting a bus and truck service thereafter. The SFN&C interurban electric railroad also reduced its service (due to competition from Highway 29, which ran on a route parallel to the tracks), and on September 21, 1930, the line re-routed all its trains through Napa over the Southern Pacific tracks and eliminated all street operation. This marks the close of the district's period of significance. The new route's closest stops to Spencer's Addition were now along the tracks near Pueblo Street, north of the city limits. By eliminating the turn at Third and Jefferson streets, the interurban company had no way of turning cars on its own property after the rerouting. In addition to the increased competition from automobiles, the SFN&C suffered a catastrophic setback in 1932 when a fire destroyed the company's Napa car barn, substation, and several cars, paralyzing service for months. The SFN&C sold at foreclosure in 1935 and was reorganized as San Francisco & Napa Valley Railroad Company (SF&NV), which ultimately profited from bus, not rail, transportation. The interurban had its final passenger rail excursion from Vallejo to Napa and return in 1938, and by 1939 the SF&NV had removed the tracks from Napa to Calistoga and abandoned the track and yard in Napa. By the beginning of World War II, only the freight line servicing Mare Island remained.¹⁹

The development and improvement of the St. Helena Highway (Highway 29) connected Napa Valley to Vallejo via automobile, and was indicative of a major shift in attitudes towards transportation. The portion of Calistoga Avenue that ran through Spencer's Addition was renamed Jefferson Street in 1924. The St. Helena Highway was officially designated with State Route signage in 1934, but continued to undergo improvements and further definition. The route was improved in segments starting in 1909, and by 1937, the highway had reached its full extent; it ran along the current route of Highway 221 and Soscol Avenue, crossing the river at Third Street and continuing through the downtown business district to Jefferson Street, where it then turned north towards St. Helena through Spencer's Addition. It was not until 1984 that Highway 29 was rerouted to the west over the Napa River Bridge, leaving Soscol Avenue, Third Street, and Jefferson Street as surface streets, rather than highway routes, as they are today.²⁰

After the close of the period of significance, the city limits continued to expand as growth in Napa started to become less reliant on proximity to public transportation, although the onset of the Great Depression and the decline of interurban rail service by the late 1930s slowed building in some of the historically residential neighborhoods outside the district. During World War II and in the postwar era, Napa experienced a huge influx of defense industry workers and a corresponding residential building boom, with large homogeneous subdivisions constructed further from downtown. The "streetcar suburb" trend was thus replaced by postwar suburban development patterns, as evidenced by the construction of Glenwood Gardens (1950-1954) just west of the Spencer's Addition Historic District. Residences from the postwar era are also interspersed among the nineteenth and early twentieth centuries in the Spencer's Addition Historic District. 50 properties within the district boundaries were constructed after the close of the period of significance, and 2 were moved into the district after the close of the period of significance.

Summary of Significance

The Spencer's Addition Historic District is significant under Napa HRI Landmark District Criteria A and B for its association with residential development patterns and transportation in Napa. It is eligible for listing in the local register as a landmark district. The Spencer's Addition Historic District is a working-class residential neighborhood, and demonstrates Napa's transition from agricultural to residential uses at the end of the nineteenth century: agricultural properties in the district were gradually incorporated into an urbanized area as the Napa city limits expanded. The Spencer's Addition Historic District also exemplifies the early twentieth century streetcar suburb trend: working- and middle-class homes were constructed in the district because of its proximity to the interurban electric railroad, which ran along Jefferson Street from 1905 to 1930. The interurban electric railroad provided an important physical and economic connection between Napa and the greater Bay Area, and many Spencer's Addition residents commuted to jobs at Mare Island, Vallejo, or San Francisco. Resources within the district which illustrate these themes include modest single-family homes constructed between 1872 and 1930. These residences are typically vernacular in form, with varying levels of ornamentation that represent popular Victorian-era, early twentieth century, and Prohibition-era architectural styles. While not as ornate or artistic as the residences in wealthier neighborhoods, the cottages and bungalows in Spencer's Addition reflect Napa's blue-collar history and represent a high concentration of this building type.

¹⁹ Swett and Aiken, 329, 390, 547-548. Lauren Coodley, "Listening For Trains," *Napa Valley Marketplace*, (October 2006). *Napa, the Valley of Legends*, 79-80.

²⁰ Napa County Genealogy. "Timeline of Napa County History." 15 December 2003. Excerpted from *From Golden Fields to Purple Harvest*. <http://www.cagenweb.com/napa/2napa_chron.htm> (accessed 17 October 2008). California Highways. State Route 29. <<http://www.cahighways.Califronorg/025-032.html#029>> (accessed 3 March 2009). Lin Weber, *Roots of the Present: 1900 to 1950* (St. Helena, CA: Wine Venture Publishing, 2001), 229-234.

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The period of significance for the Spencer's Addition Historic District is 1872 to 1930, which covers the original Spencer's Addition subdivision plat through the discontinuation of interurban electric rail service on Jefferson Street.

Integrity of Contributing Resources

Contributing resources within the Spencer's Addition Historic District generally retain a high degree of all aspects of integrity, including location, design, setting, materials, workmanship, feeling, and association. Setting is especially important to convey the theme of residential/streetcar suburb development; the Spencer's Addition Historic district retains the configuration of the original Spencer's Addition street grid, and it has a high enough concentration of intact resources concentrated on the former streetcar line to convey its significance as a working-class residential neighborhood associated with the arrival of the interurban electric railroad. Furthermore, subsequent residential development, while not directly associated with the district's significant themes, is still in keeping with the size, scale, and character of contributing resources and therefore does not diminish the district's integrity of setting.

Some buildings within the district have been altered—for example, replacement of original windows, additions of garages, changes to porches, or insertion of secondary entrances—but typically in minor ways. In all cases, if the building's original form, construction method, and architectural style are still discernable, integrity of design, workmanship and materials is considered good. However, 17 resources within the Spencer's Addition Historic District boundaries do not contribute because they lack integrity due to major alterations.

Many residences along Jefferson Street in the Spencer's Addition Historic District have been converted to commercial use (typically offices) but are still eligible for listing as contributors to the district because they retain their overall form and architectural character. While such buildings no longer retain their original residential use, they can still be fine examples of Victorian-era or early twentieth century architectural styles and residential development patterns.

Because the majority of the properties of its resources are contributors, all of which possess integrity, the district as a whole retains integrity of design, materials, workmanship, and feeling as a working-class residential neighborhood influenced by the interurban electric railroad. Per Napa HRI Landmark District Criterion C, the district retains enough integrity to convey its eligibility for local designation, but does not have a high enough concentration of unaltered contributors to possess the level integrity required for listing in the National or California registers.

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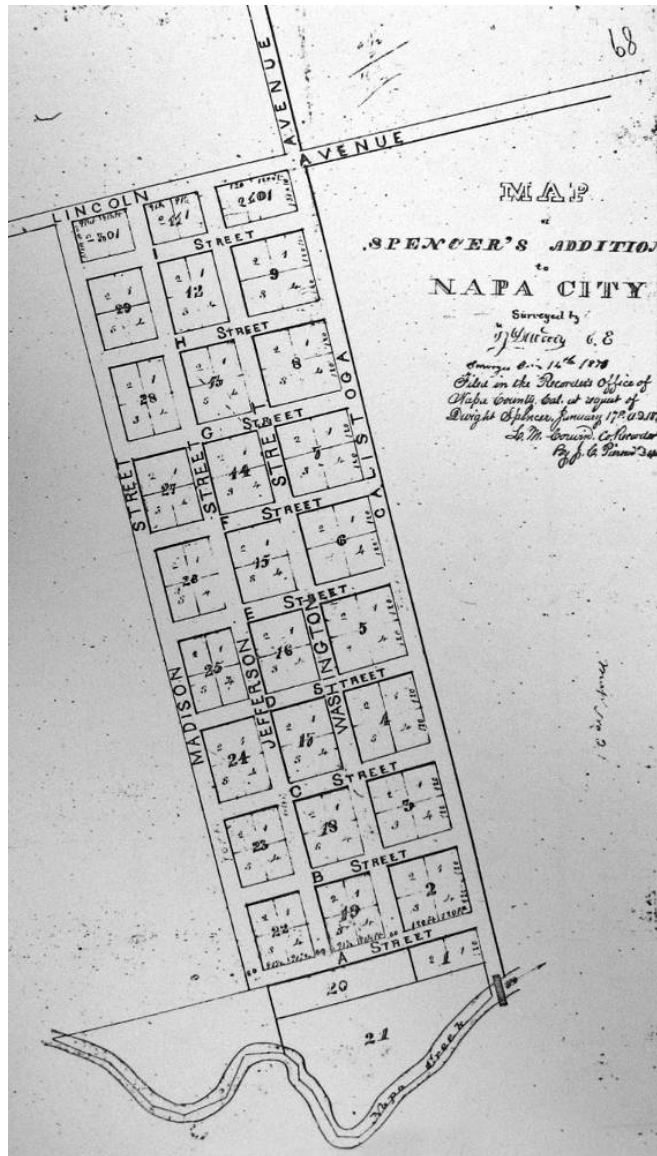
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Historic Maps & Photographs



Original subdivision plat map of Spencer's Addition, 1872.
(Napa County Assessor/Recorder)

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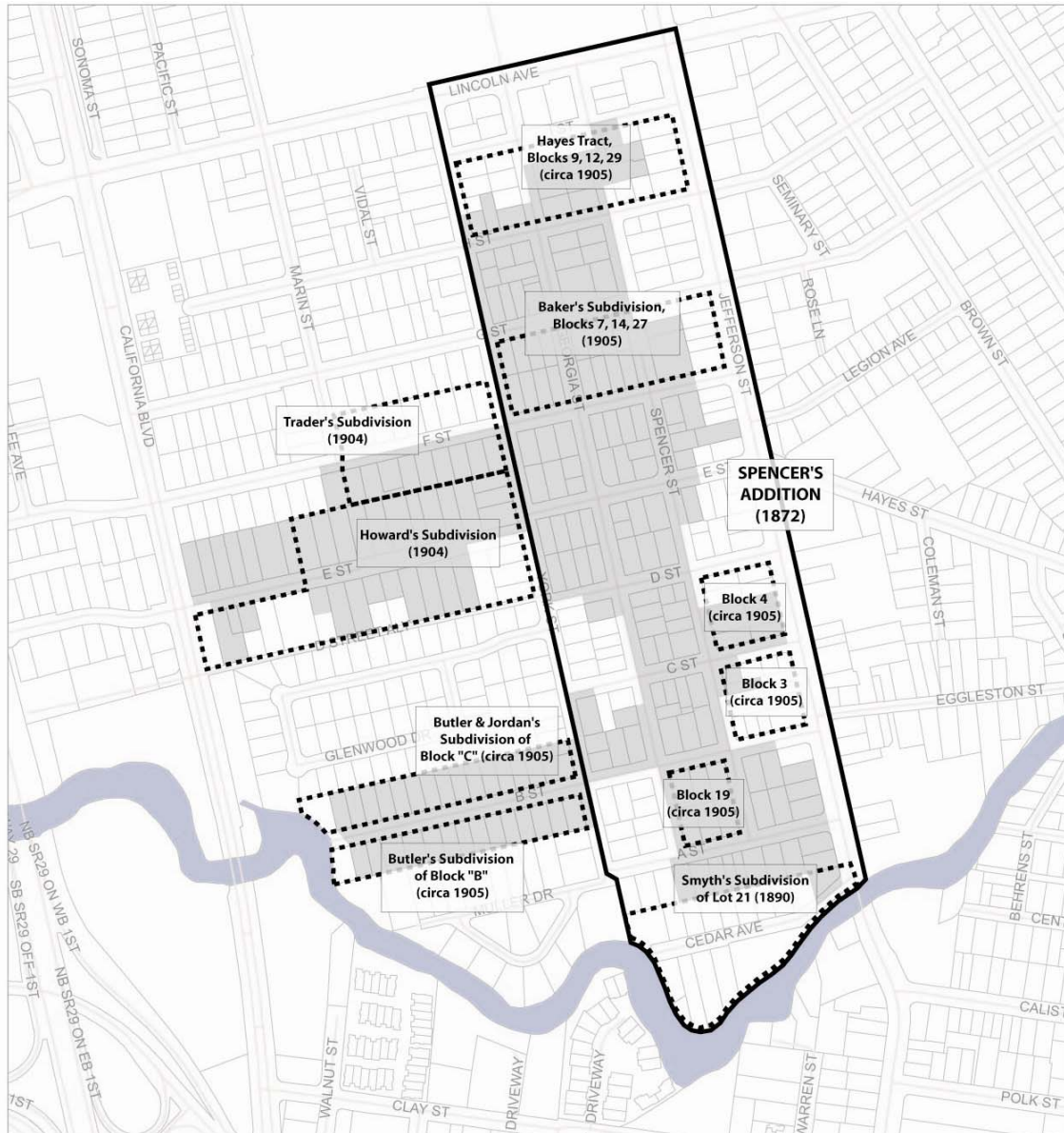
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19th & early 20th century subdivisions in Spencer's Addition, with district area highlighted in gray.
(Page & Turnbull, 2010)

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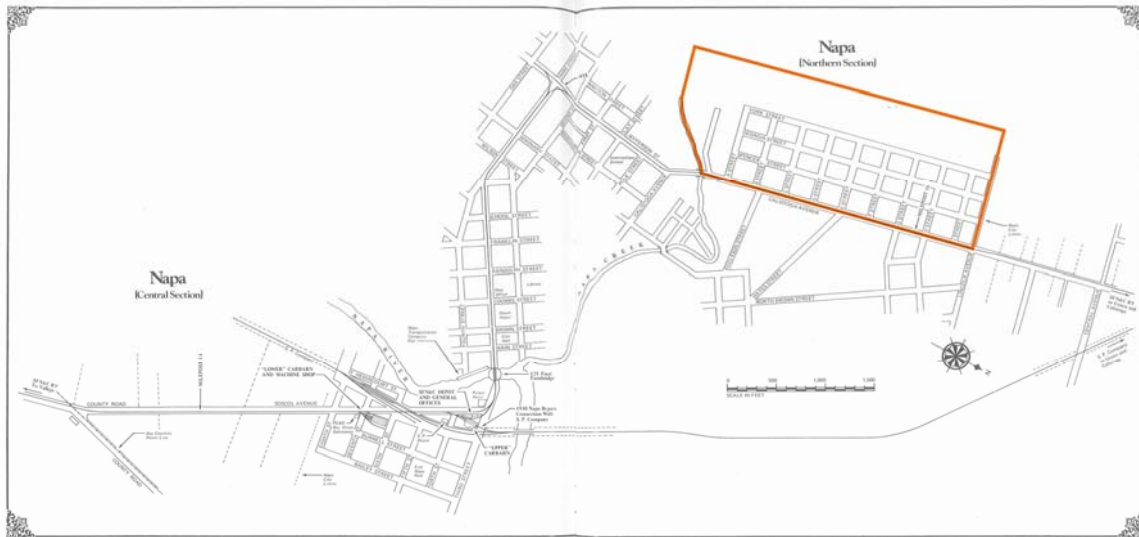
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Map showing re-routing of interurban electric railroad, effective September 21, 1930. Note that Spencer's Addition Intensive-Level Survey Area (outlined in orange) was no longer served by the SFN&C railroad after this change: the "wye" at Jefferson & Third streets was eliminated, street service along Jefferson ceased, and the new route's closest stop was north of city limits. (Swett and Aiken, 330-331)

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DISTRICT RECORD

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*NRHP Status Code 3D, 5D3

*Resource Name or # (Assigned by recorder)

Glenwood Gardens Historic District

D1. Historic Name Glenwood Gardens

D2. Common Name: Glenwood Gardens

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

The Glenwood Gardens Historic District is located in the City of Napa, northwest of Downtown. The district is located within the Spencer's Addition neighborhood, and lies just north of Napa Creek. The surrounding Spencer's Addition neighborhood is one of the city's historic residential neighborhoods, and is filled with single-family residences primarily constructed between 1880 and 1941. The Glenwood Gardens Historic District comprises a cohesive, uniform residential subdivision constructed in the years following World War II. The district includes a total of fifty-four (54) parcels as defined by the Napa County Assessor, with each assigned a unique Assessor's Parcel Number (APN). Fifty (50) of these parcels—or 93 percent—are contributors to the Glenwood Gardens Historic District because they illustrate the significant historic themes associated with the district. Four (4) properties are non-contributors because they lack sufficient integrity due to later alterations. The district's period of significance is 1950 to 1954. (See Continuation Sheet, Page 2)

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The boundary of the Glenwood Gardens Historic District encompasses all properties fronting on the looped street of Glenwood Drive, which branches from the west side of York Street between "B" and "E" streets. The northern boundary of the district consists of "D" Street Alley, which runs along the rear property lines of the properties on the north side of Glenwood Drive. At a point near the intersection of "D" Street Alley and California Boulevard, the boundary turns south to run along the rear property lines of the properties fronting east onto Glenwood Drive. The boundary roughly follows California Boulevard, but excludes a margin of undeveloped land between California Boulevard and the Glenwood Gardens properties. The southwest corner of the district area is bordered by Napa Creek on the south, but the boundary line then breaks away from the creek and follows the rear property lines of the parcels fronting north onto Glenwood Drive. (See map on Continuation Sheet, Page 4)

***D5. Boundary Justification**

The Glenwood Gardens Historic District boundary includes the original 54-parcel subdivision registered with the Napa County Assessor/Recorder's Office as "Glenwood Gardens" in 1950. The district includes a residential tract development with a high concentration of single-family residences constructed after World War II.

D6. Significance: Theme	<u>Residential tract development</u>	Area	<u>Spencer's Addition, Napa, California</u>
		Applicable Criteria	<u>NRHP Criterion A (local level), CRHR Criterion 1, Napa HRI Landmark District Criterion A</u>
Period of Significance	<u>1950-1954</u>		

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

The Glenwood Gardens Historic District is significant at the local level under National Register of Historic Places/California Register of Historical Resources Criteria A/1 and under Napa HRI Landmark District Criterion A because it exemplifies postwar residential tract development patterns in Napa. As such, the district appears eligible for listing in the local, state, and national registers, and meets the significance criteria for "Post-World War II and Early Freeway Suburbs, 1945 to 1960," as defined by the Historic Residential Suburbs in the United States Multiple Property Submission (MPS). Despite the abundance of postwar suburban developments throughout the city, Glenwood Gardens stands out among other subdivisions as an especially cohesive grouping of such resources. The period of significance of the Glenwood Gardens Historic District is 1950 to 1954, which covers the registration of the subdivision by the Cordelia Village Corporation through the construction of the last residence. (continued, page 5)

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

(See Continuation Sheet, page 10)

***D8. Evaluator:** Rebecca Fogel

Date: 10 September 2010

Affiliation and Address

Page & Turnbull, Inc.

1000 Sansome Street, Suite 200, San Francisco, CA. 94111

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D3. Detailed Description (continued)

Glenwood Gardens includes detached, one-story single-family residences constructed between 1950 and 1954. Houses within the district are of concrete block construction, with no cladding except painted concrete blocks. Houses are long and low, with shallow hip or gable roofs. All feature Contemporary or Traditional Ranch style designs in one of several standard configurations. Each residence has a one- or two-car carport or integral garage prominently located on the primary façade. Residences in Glenwood Gardens are arranged around a rectilinear street loop with rounded cul-de-sacs at each corner. The Glenwood Drive loop is accessed at the east end from York Street, but does not align with the existing Spencer's Addition street grid. Glenwood Drive is 50' wide, with curved concrete curbs that form a narrow sidewalk. Residences are set back approximately 14' from the front lot line; most have landscaped front yards and large rear yards. There are no street trees, but many homes include deciduous trees in their landscaping that provide greenery for the neighborhood.

The spreadsheet below identifies the resources within the district. The spreadsheet features a column listing the contributory status of properties within the Glenwood Gardens Historic District boundaries, noted as California Historical Resource Status Codes (CHRS). Contributors have been assigned a CHRS of "3D" (Appears eligible for NR as a contributor to a NR eligible district through survey evaluation) and "5D3" (Appears to be a contributor to a district that appears eligible for local listing through survey evaluation). Non-Contributors have been assigned a CHRS of "6Z" (Found ineligible for NR, CR, or Local designation through survey evaluation).

"Lot No." refers to the numbers on the original subdivision map (October 21, 1950), while "APN" provides the current Assessor's Parcel Number for each property. Information about the original occupants is also included, and is based on Assessor's records and 1954 City Directory. Glenwood Gardens residents and their occupations are listed under the husband's name, with the wife in parentheses—as was the custom in City Directories from this era. Residents marked with an asterisk (*) are renters, while all others are owner-occupants.

Lot No.	CHRS	APN	Address	Street	Type	Constr. Date	Original Occupant Information
1	3D, 5D3	002082001000	1797	YORK	ST	1952	B. F. Doak, salesman, Ward's
2	3D, 5D3	002082002000	4	GLENWOOD	DR	1952	Nelson Bettencourt (Mary), Bettencourt's Motorcycles
3	3D, 5D3	002082003000	6	GLENWOOD	DR	1952	Ralph O. Braby (Bernice), teller, Mechanic's & Merchant's Bank
4	3D, 5D3	002082004000	8	GLENWOOD	DR	1952	Gerald N. Jimison (Helena), chairman, Thos. T. Townsend
5	3D, 5D3	002082005000	10	GLENWOOD	DR	1952	Lyle W. Abraham (Lorraine), city firefighter
6	3D, 5D3	002082006000	12	GLENWOOD	DR	1952	Mrs. Marjorie A. Black (wid. Elwood), clerk, Basalt Rock
7	3D, 5D3	002082007000	14	GLENWOOD	DR	1952	Richard B. Schmidt (Jeanne), designer, Mare Island
8	3D, 5D3	002082008000	16	GLENWOOD	DR	1952	Orland Morgan (Norma)
9	3D, 5D3	002082009000	18	GLENWOOD	DR	1952	Bob V. Smith (Jeanne), lawyer
10	3D, 5D3	002082010000	20	GLENWOOD	DR	1954	* Bill Wendt (Bertha C), operating engineer, Basalt Rock
11	3D, 5D3	002082011000	22	GLENWOOD	DR	1952	Walter L. Gant (Dorothy)
12	6Z	002082012000	24	GLENWOOD	DR	1952	Lawrence E. James (Patricia), supervisor, Mare Island
13	3D, 5D3	002082013000	26	GLENWOOD	DR	1952	Jack R. Davis (Blanche), salesman
14	3D, 5D3	002082014000	28	GLENWOOD	DR	1952	Robert M. Corrington (Florence), loan officer, Bank of America
15	3D, 5D3	002082015000	30	GLENWOOD	DR	1952	James G. Wigger (Ellen), Wigger Bros. men's clothing
16	3D, 5D3	002082016000	33	GLENWOOD	DR	1952	James R. Reams (Alma), track coach, Napa College
17	3D, 5D3	002082017000	35	GLENWOOD	DR	1952	Howard G. Dickenson (Joanne), lawyer, Dickenson & Boitano

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Lot No.	CHRS	APN	Address	Street	Type	Constr. Date	Original Occupant Information
18	3D, 5D3	002082018000	37	GLENWOOD	DR	1952	Harry Dorothy (Wilma), rigger, Mare Island
19	3D, 5D3	002082019000	39	GLENWOOD	DR	1952	Claude Moore (Lorraine), Lantow & Moore, sporting goods
20	3D, 5D3	002082020000	41	GLENWOOD	DR	1951	Peter Palzis (Miriam), real estate
21	3D, 5D3	002082021000	43	GLENWOOD	DR	1952	Ken W. Haworth (Roby D), physician, Napa State Hospital
22	3D, 5D3	002082022000	45	GLENWOOD	DR	1952	George J. Wyllie (Alice), branch manager, Standard Oil
23	3D, 5D3	002082023000	47	GLENWOOD	DR	1952	* Maxwell Money (Shirley), --
24	3D, 5D3	002082024000	49	GLENWOOD	DR	1952	William J. Mulgrew (Electra), salesman, Town & Valley Furniture
25	3D, 5D3	002082025000	51	GLENWOOD	DR	1952	James J. Kennedy (Jeannette), construction worker
26	3D, 5D3	002082026000	53	GLENWOOD	DR	1952	Edward LeCair (Eileen), employee, Navy Yard
27	3D, 5D3	002082027000	55	GLENWOOD	DR	1952	Kurt A. Horn (Dorothy), mechanic, Travis Air Force Base
28	3D, 5D3	002082028000	57	GLENWOOD	DR	1952	Gerald G. Stangel (Dorothy), US Navy
29	3D, 5D3	002082029000	59	GLENWOOD	DR	1952	Dennis J. O'Donnell Jr., firefighter (June, office secretary)
30	6Z	002082030000	61	GLENWOOD	DR	1952	William M. Flint, --
31	6Z	002082031000	63	GLENWOOD	DR	1952	Leslie M. Franchi (Jean), Massey & Franchi
32	6Z	002082032000	66	GLENWOOD	DR	1952	Randall W. Wilcox (Dorothea), insurance representative, California State Auto Assn.
33	3D, 5D3	002082033000	68	GLENWOOD	DR	1952	Daniel Donohoe (Jeanne), department manager, Bertain's Laundry & Cleaner
34	3D, 5D3	002082034000	70	GLENWOOD	DR	1952	Robert J. Bernard (Dorothy), teacher, Napa College
35	3D, 5D3	002082035000	72	GLENWOOD	DR	1952	* Alfred J Rohrer (Clara), foreman, Pacific Gas & Electric
36	3D, 5D3	002082036000	5	GLENWOOD	DR	1954	Ralph C. Gunn (Rita), gas cutter, Mare Island
37	3D, 5D3	002082037000	3	GLENWOOD	DR	1952	Paul R. Price, --
38	3D, 5D3	002082038000	1775	YORK	ST	1952	John H. Pollack, Sr., --
39	3D, 5D3	002083008000	13	GLENWOOD	DR	1952	Robert F. Clark (Rose), barber, Curley's Barber Shop
40	3D, 5D3	002083007000	15	GLENWOOD	DR	1952	Roy Gessler (Ruth), salesman, Sharp & Dohman
41	3D, 5D3	002083006000	17	GLENWOOD	DR	1952	Mrs. Germaine A. Nuccion, --
42	3D, 5D3	002083005000	19	GLENWOOD	DR	1952	Homer C. Lutz (Jessie), draftsman, Pacific Gas & Electric
43	3D, 5D3	002083004000	21	GLENWOOD	DR	1952	Stephen Artymowicz (Muriel), electrician, Mare Island
44	3D, 5D3	002083003000	23	GLENWOOD	DR	1952	Edgar L. Brunt (Anne), --
45	3D, 5D3	002083002000	25	GLENWOOD	DR	1952	John M. Hattala (Alice), teacher, Napa High School
46	3D, 5D3	002083001000	27	GLENWOOD	DR	1952	Willis L. Plowman (Clarene), machine operator, Basalt Rock
47	3D, 5D3	002083016000	44	GLENWOOD	DR	1952	George H. Bazley, --
48	3D, 5D3	002083015000	46	GLENWOOD	DR	1952	John F. Nelson, asst. cashier, American Trust Co. (Charlene, office secretary)

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Lot No.	CHRSC	APN	Address	Street	Type	Constr. Date	Original Occupant Information
49	3D, 5D3	002083014000	48	GLENWOOD	DR	1952	Mrs. Arretta M. King, --
50	3D, 5D3	002083013000	50	GLENWOOD	DR	1952	Richard Whitney (Myra L.), salesman
51	3D, 5D3	002083012000	52	GLENWOOD	DR	1952	Paul VanMeter, US Air Force (Rose, teacher, Salvador Union School)
52	3D, 5D3	002083011000	54	GLENWOOD	DR	1951	Angelo J. Montalbano (Madge), rigger, Mare Island
53	3D, 5D3	002083010000	56	GLENWOOD	DR	1952	Leo Trepp, teacher, Napa College
54	3D, 5D3	002083009000	58	GLENWOOD	DR	1952	Glen E. Davidson, manager, Busby's Furniture (Lillian, bookkeeper, American Trust Co.)

D4. Boundary Description (continued)



Glenwood Gardens Historic District Map, 2010.

Outline indicates Historic District boundaries.

Orange shaded parcels indicate District Contributors (assigned a CHRSC of 3D and 5D3).

Light green shaded parcels indicate Non-Contributors (assigned a CHRSC of 6Z).

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D6. Significance (continued)

Post-World War II Era Suburbanization in Napa

When the United States entered World War II in 1941, the entire Bay Area quickly became an arsenal for the production of wartime supplies as well as the departure point for the Pacific Theater. Nearly half a million people from all over the country flocked to the Bay Area for employment, and local communities experienced housing shortages and major demographic shifts. Napa's main contribution to the war effort came in supplying housing for defense workers, rather than in the actual production of goods.¹ Because of the large influx of people and the availability of low-interest, long-term loans nationwide, infrastructure improvements and rapid suburban development occurred in Napa during the war and continued well into the postwar era.

Major defense industries did not settle in the city of Napa, but the Basalt Rock Company and nearby Mare Island Naval Shipyard provided employment for many Napers; both facilities transitioned to peacetime production of machinery and ships and continued to be major employers through the 1980s. During and after the war, the Napa State Hospital, Rough Rider Clothing, and Sawyer Tannery were also important employers in Napa. Napa Junior College (now Napa Valley College) was created in 1942 as part of the California community college system, and was located on Jefferson Street until it moved to its present site on Highway 121 in 1965. The students were typically veterans, as was the first generation of Napa College instructors.²

The growth of Napa in the post-World War II era paralleled that of many California cities, both in population and land area. Defense industry workers who came to Napa made their new homes permanent, as did soldiers who had passed through the Bay Area on their way to the Pacific returned after the war. In 1930, Napa had a population of only 6,437; by 1950, that figure had jumped to over 13,000.³ The construction of seventy-one new subdivisions were recorded from 1946 through 1951, comprising nearly 2,000 lots, and the Napa city limits were enlarged several times by the city council to incorporate these new developments.⁴ Homes were constructed quickly and cheaply, and featured mid-century architectural styles. Some apartment buildings were developed in the 1950s, but most of the new subdivisions were in the single-family tradition that had characterized Napa since the Victorian era. The availability of land and affordability of cars and gasoline did not create the need for increased density, so the city expanded farther from Downtown. This drastic shift in the approach to residential development in the postwar era also led to corresponding changes in Napa's commercial development patterns.

As the city expanded in the late 1950s and early 1960s, new houses were built north of Lincoln Street on what had been farms; on the north side of Trancas Street in an area named Bel Aire; and in Browns' Valley, where prune orchards and dairy cows had formerly dominated the landscape.⁵ Homes were also constructed at the south end of the city, around Imola Avenue west of the river. Typically, these postwar neighborhoods were formally developed as subdivisions with identical houses: Glenwood Gardens in Spencer's Addition (1950-1954), and DeVita (1950) and Laurel Park (1949-1950) just south of Westwood are prime examples of this trend.⁶

Glenwood Gardens

Glenwood Gardens was built as a 54-home subdivision by the Cordelia Village Corporation. In February 1950, the Cordelia Village Corporation purchased a 31.9-acre tract of land in Spencer's Addition originally conveyed to J.H. Jordan in 1897. The Glenwood Gardens subdivision was platted and registered with the Napa County Recorder on October 21, 1950. The subdivision included four rectilinear streets—D Street, Glenwood Street, Herbert Street, and Martin Street—with cul-de-sacs at each corner, and public utility easements and a 14' alley (D Street Alley) at the north edge of the subdivision.⁷ Prior to construction of the residences, the four streets were combined into one loop and re-named Glenwood Drive.⁸ The Glenwood Drive loop is located within the historic Spencer's Addition neighborhood, but does not align with the existing Spencer's Addition street grid.

¹ Anne Bloomfield, *A Residential Context for the Cultural Resources of the City of Napa* (Prepared for Planning Department, City of Napa, January 1996), 9-10

² Lauren Coodley, and Paula Amen Schmitt, *Napa: The Transformation of an American Town* (Charleston, SC: Arcadia Publishing, 2007), 128. *Napa, the Valley of Legends*, 23-24. Napa Valley College, www.napavalley.edu (accessed 26 December 2008).

³ Coodley and Schmitt, 128.

⁴ Bloomfield, 10.

⁵ Lauren Coodley, "The Flight of Features: Researching Napa Birds," *Napa Valley Marketplace* (January 2006), at <http://nvmarketplace.wordpress.com/category/history> (accessed 1 December 2008).

⁶ Bloomfield, 34-35.

⁷ "Final Subdivision Map: Glenwood Gardens" (21 October 1950), in Napa County Assessor/Recorder's Office.

⁸ Napa City Directories (1954)

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Upon completion of the subdivision plat, deed restrictions and covenants were imposed to regulate the sale of the new parcels and the design and construction of the residences. As described in "Declaration of Establishment of Equitable Restrictions and Covenants Affected the Real Property Known as Glenwood Gardens," submitted October 11, 1950, and approved October 21, 1950, the restrictions mainly included design and use guidelines:

- All lots in the tract shall be residential lots. No structures other than detached single-family dwelling, not to exceed two-and-one-half stories in height, and a private garage for not more than two (2) cars, and other outbuildings usually incidental to residential uses will be permitted.
- No structure shall be erected until building plans, specifications, and plot plans are approved in writing as to conformity and harmony of external design with existing structures in the subdivision and compliance with all provisions by a committee composed of Samuel R. Geddes and James J. Smith. The powers and duties of the committee shall cease after 1960, at which time a new committee will be selected by the record owners of a majority of the lots to assume these roles.
- No building shall be located nearer to the front lot line than the building setback lines. In any event, no building shall be located on any residential building plot nearer than 14' to the front lot line, nor nearer than 10' to any side street line; no building, except a detached garage or other outbuilding located 65' or more from the front lot line, shall be located nearer than 5' to any interior side lot line. No detached garage or outbuilding shall be located nearer than 30' to a side street line.
- No residential structure shall be erected on any building plot which has an area of less than 5,000 square feet or a width of less than 50' at the front building set-back line.
- No dwelling costing less than \$5,000 shall be permitted on any lot in the tract. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall not be less than 750 square feet.
- When erection of a building is begun, work must be completed diligently and within a reasonable time.
- No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be, or become an annoyance or nuisance to the neighborhood.
- No fowl, rabbits, or live stock of any kind shall be kept or bred for commercial purposes. Such fowl and animals may be kept for domestic purposes as approved by the committee. No animals with a cloven hoof or roosters shall be kept for any purpose.
- No sign of any description, except one real estate sign advertising the house "for rent" or "for sale" shall be displayed on any lot in the tract.
- No fence exceeding 5'11" in height shall be erected on any lot in the tract.⁹

Lots in Glenwood Gardens were sold by the Cordelia Village Corporation to individual owners starting in August 1951, and had all been sold by November of that year. Construction began immediately; most houses were built in 1951 or 1952, with only two built in 1954 (5 Glenwood Drive & 20 Glenwood Drive). The houses appear to have been constructed by general contractors Geddes & Smith Inc.; Samuel R. Geddes and James J. Smith were also the President and Secretary, respectively, of the Cordelia Village Corporation. All 54 residences in Glenwood Gardens were constructed using Basalite blocks (concrete blocks made of basalt aggregate and cement), a building material developed and manufactured by the Basalt Rock Company. The concrete block design of the Glenwood Gardens residences demonstrates an unusual method of construction, workmanship, and use of local materials; most other residential resources in Napa—from the Victorian era to the present—are of wood frame construction.

The original residents of Glenwood Gardens were predominantly middle-class families. All but three residences were owner-occupied. Most residents were married couples with children, and most women were not employed. Occupations included teachers at the nearby Napa High School and Napa College; skilled laborers and managers at Mare Island and Basalt Rock Company; firefighters; construction workers and engineers; salesmen; and a variety of local business owners, among others.¹⁰

Cordelia Village Corporation

The Cordelia Village Corporation was a Napa real estate development company active from 1949 through 1951. The corporation was owned and managed by Samuel R. Geddes, President, Louis Sheungrab, Vice President, and James J. Smith, Secretary. The Cordelia Village Corporation was listed as the "Grantor" in hundreds of entries in the Napa County Official Record Index during this time, including deeds, notices of completion, etc. The Cordelia Village Corporation has a dedicated section at the rear of the index recording its actions from March 1950 through November 1951. The Cordelia Village Corporation was responsible for two

⁹ "Declaration of Establishment of Equitable Restrictions and Covenants Affected the Real Property Known as Glenwood Gardens," (October 11, 1950), O.R. Book 348, pages 244-250.

¹⁰ Napa City Directories (1954).

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developments in Napa: Glenwood Gardens and Laurel Park (1949-1950). The corporation's 65-unit Laurel Park development was platted in three stages: Unit #1 (22 units, March 1949), #2 (18 units, November 1949), and #3 (25 units, April 1950). Residences in Laurel Park are one-story, Traditional Ranch style homes with integral garages. The circulation design of the Laurel Park subdivision—rectilinear streets with rounded cul-de-sacs at the corners—is similar to that of Glenwood Gardens.

In addition to their involvement with the Cordelia Village Corporation, Samuel R. Geddes, a licensed contractor, and James J. Smith, a real estate developer, also co-owned Geddes & Smith, Inc., a general contracting firm with offices at 942 Main Street in downtown Napa. Geddes & Smith, Inc. built tracts of houses in Napa and Fairfield, likely those subdivided by the Cordelia Village Corporation.¹¹

Both the Cordelia Village Corporation and Geddes & Smith Inc. appear to have been disbanded in 1952, as there are no entries in the Napa County Recorder's Official Records after November 1951, nor do the companies appear in any subsequent City Directories. This likely corresponds with Samuel R. Geddes' subsequent political career: Geddes (Democrat, Napa) served as a California State Assemblyman from 1952 to 1960, and State Senator from 1961 until his death in 1966.¹² Smith continued his work in real estate, starting another company called Smith & Blodgett by 1954.¹³

Summary of Significance

The Glenwood Gardens Historic District is significant at the local level under National Register of Historic Places/California Register of Historical Resources Criteria A/1 and under Napa HRI Landmark District Criterion A for its association with postwar suburban development patterns in Napa. As one of two subdivisions in Napa developed by the Cordelia Village Corporation, a prominent local real estate development company, Glenwood Gardens exemplifies the type of residential subdivision planning that occurred in Napa after World War II, which was an important historic trend in the development and growth of the city. The use of deed restrictions to govern the design of the houses and the quality of life of the residents was an important new development in residential neighborhoods, as was the use of nearly identical mid-century designs. The use of concrete blocks and the relatively high integrity of the residences at Glenwood Gardens set it apart from other postwar subdivisions in Napa, and further support its eligibility for listing in the local, state, and national registers under Criterion A/1/A as one of the city's most intact postwar resources.

Integrity of Contributing Resources

Contributing resources within the Glenwood Gardens Historic District retain a high degree of all aspects of integrity, including location, design, setting, materials, workmanship, feeling, and association. Setting is especially important to convey the theme of postwar suburban development; the configuration of Glenwood Drive and the high concentration of intact resources ensure that the Glenwood Gardens Historic District can retain its integrity of setting. Some buildings within the district have been altered—for example, enclosure of the carport, additions or alterations to the garage, or changes to the porch—but typically in minor ways. In all cases, the building's original form and concrete block construction is still discernable, and thus integrity of design, workmanship and materials is considered good. Because its contributors possess integrity, the district as a whole retains a high degree of integrity of design, materials, workmanship, and feeling as a postwar residential tract development. The district also appears to meet the integrity requirements outlined in Napa HRI Landmark District Criterion C.

Resources which do not contribute because they lack integrity include: 24 Glenwood Drive (infilled carport and large side addition), 61 Glenwood Drive (a large second story addition obscures the original form of the house), 63 Glenwood Drive (alterations to the entrance, garage, and a second-story addition at the rear of the house), and 66 Glenwood Drive (alterations to the porch, a gable-roofed addition on the primary façade, and addition of a second garage door).

¹¹ Napa City Directories (1948-1949; 1950; 1954). "Geddes & Smith, Inc. v. St. Paul Mercury Indemnity Co.", 51 Cal.2d 558 (10 February 1959), at <http://www.lawlink.com/research/CaseLevel3/4747> (accessed 30 June 2010).

¹² Napa County Historical Society, Vertical files.

¹³ Napa City Directories (1954)

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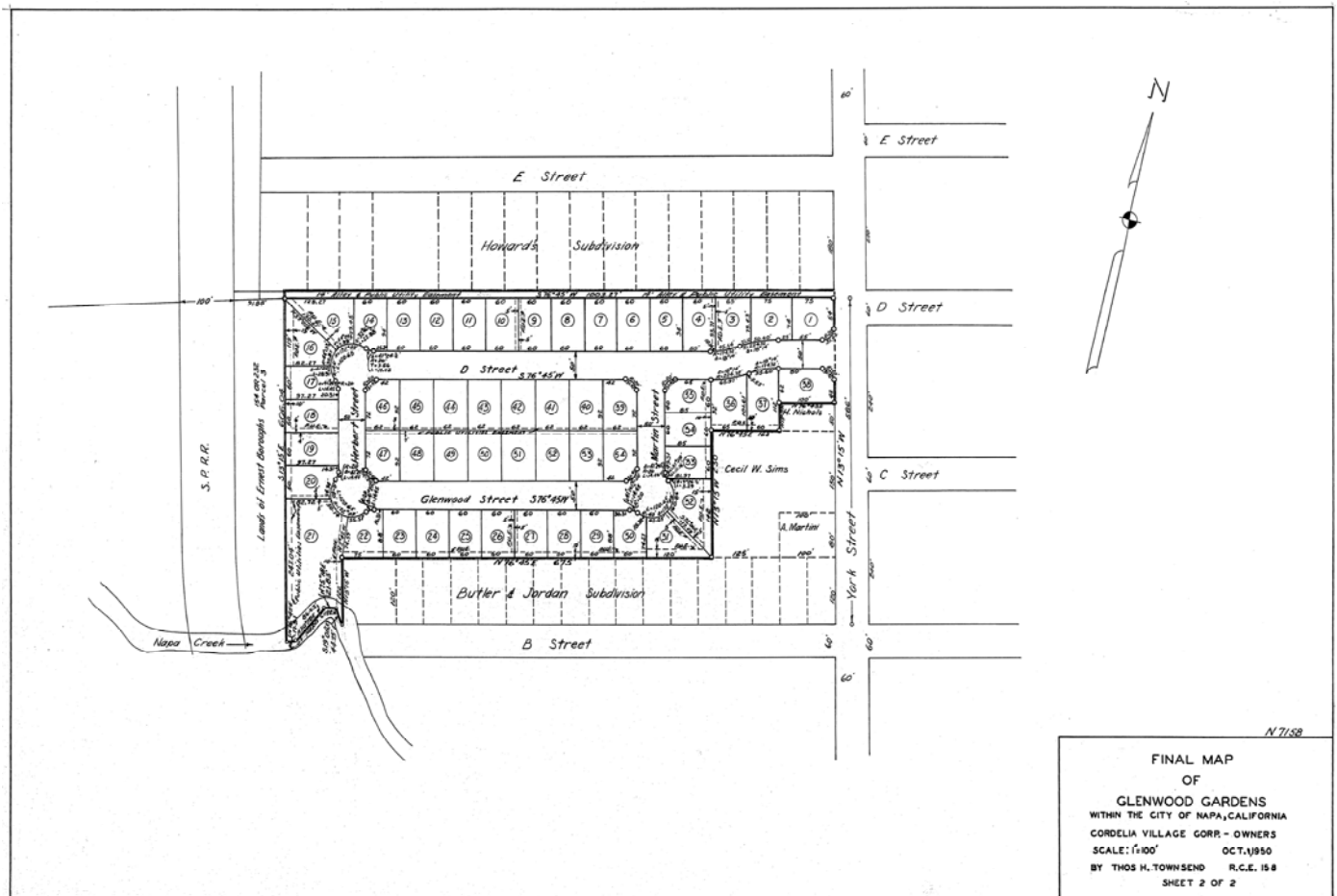
*Resource Name or # (Assigned by recorder) Glenwood Gardens Historic District

*Recorded by: Page & Turnbull

*Date 10 Sept. 2010

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Historic Maps & Photographs



Original subdivision plat map of Glenwood Gardens, October 21, 1950.
(Napa County Assessor/Recorder)

State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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*Date 10 Sept. 2010

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Glenwood Gardens, circa 1952. Courtesy Doug Hattala.



Glenwood Gardens, circa 1958. Courtesy Doug Hattala.

State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary# _____

HRI # _____

Trinomial _____

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*Resource Name or # (Assigned by recorder) Glenwood Gardens Historic District

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